



LAWRENCE RAND

Windmill Court, West Way
£275,000

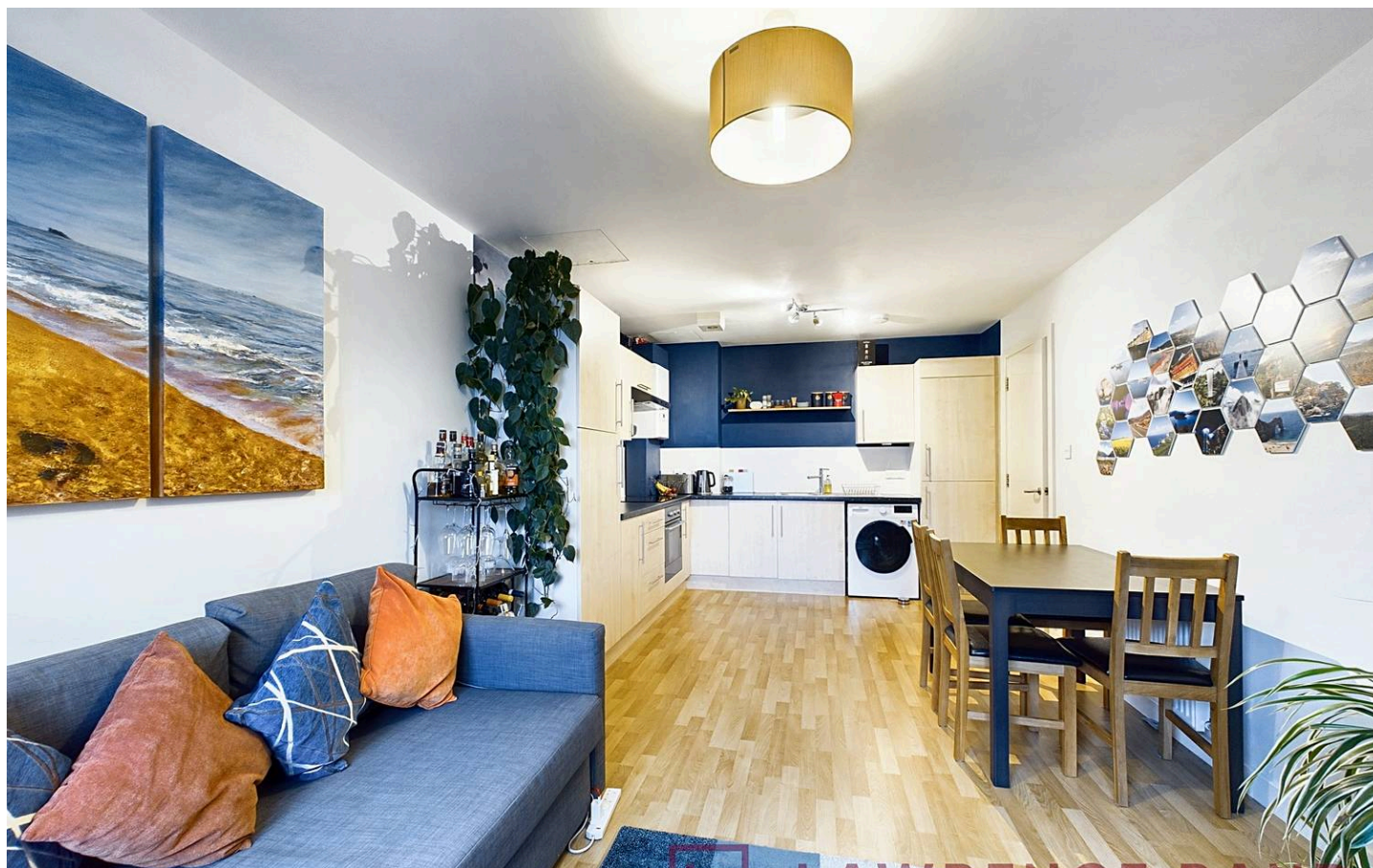
Key features:

- Modern Flat
- Open Plan Kitchen / living area
- Large Rooftop Terrace
- Modern bathroom
- Gated Secure Entrance
- Ultra convenient location
- Great transport links

A spacious one bedroom upper floor apartment set in the heart of Ruislip Manor with a large communal roof terrace and underground parking. The highlight of this flat is undoubtedly its open plan kitchen and living area, providing a seamless flow and plenty of space for entertaining guests. The large rooftop terrace is a true gem, offering stunning panoramic views.

The bedroom is generously sized with ample storage, the stylish bathroom features modern fixtures and fittings. Safety and security are paramount, as the flat is situated within a gated and secure entrance, ensuring your peace of mind. Additionally, the ultra convenient location makes it easy to access all the amenities and attractions the area has to offer. With excellent transport links just moments away, commuting to any part of the city is a breeze.

The combination of a modern and stylish interior, along with the extensive outside space, truly makes this property a standout amongst others in the area.



This sought after development is Ideally located for Ruislip Manor High Street with its wide range of amenities, bus routes and rail links (Metropolitan/Piccadilly). The A40/M40 are within striking distance offering swift and easy access to Central London and the Home Counties.

Verified Material Information:

Energy Performance rating: B

Council tax band: C

Local Authority: London Borough of Hillingdon

Length of lease: 109 years

Service charge: £164 per month

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.



47.43 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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