



LAWRENCE RAND

Elliott Court, 161 Elliott Avenue

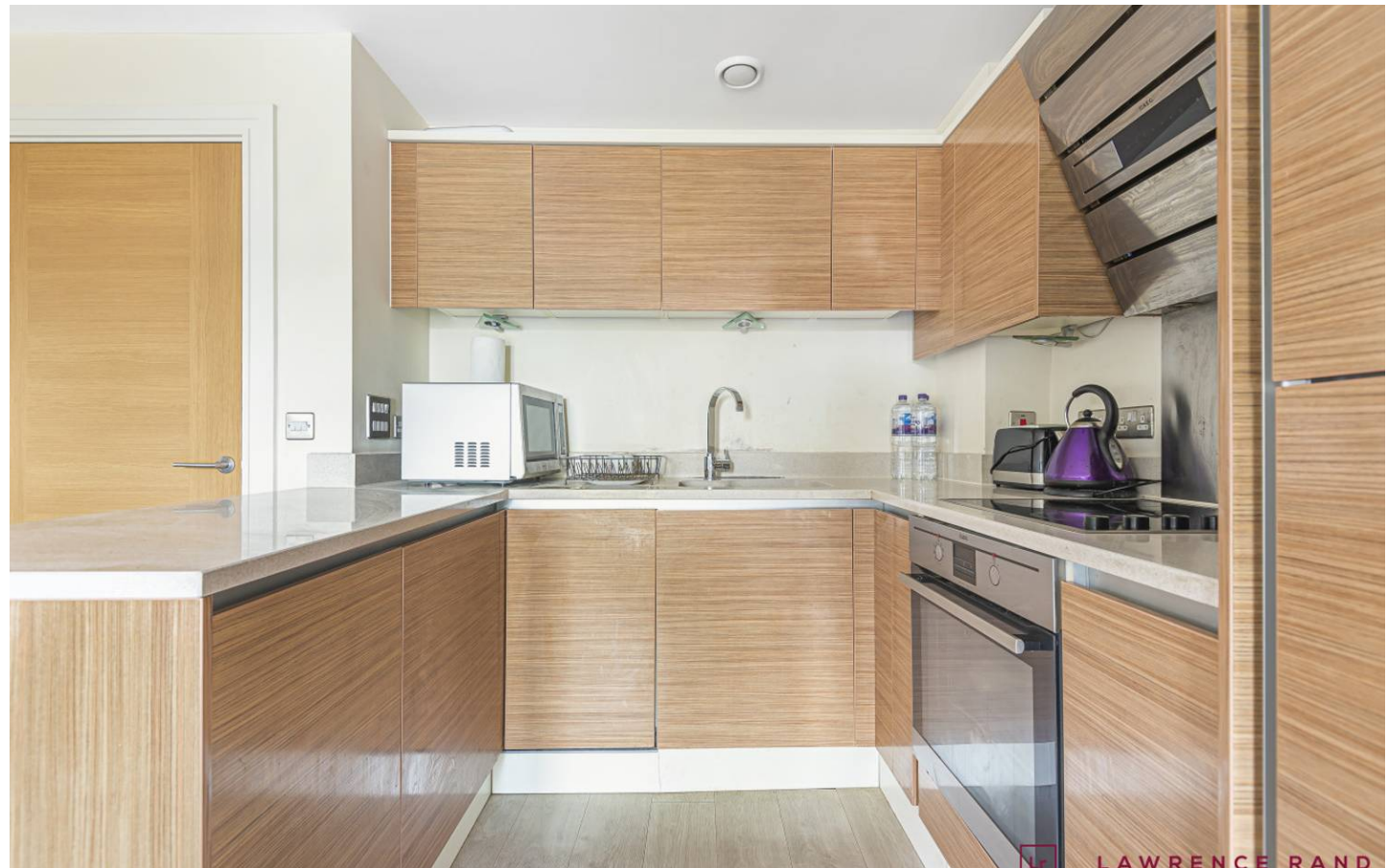
Offers in Region of **£400,000**

KEY FEATURES:

Ruislip

- Spacious split level apartment of approx. 925 sq ft
- Contemporary open plan kitchen/reception room
- Two modern bathrooms including en suite to principal bedroom
- Principal bedroom with fitted storage and dressing area
- Secure video entry system and well kept communal areas
- Allocated parking, visitor spaces behind secure gates and street parking
- Beautifully maintained communal gardens with seating areas
- Lift access within the development
- Peaceful and sought-after modern development
- Conveniently located for Ruislip Manor and Eastcote stations (Metropolitan & Piccadilly lines)

Located within a sought after modern development, this exceptionally spacious two bedroom, two bathroom split level apartment offers stylish living across approximately 925 sq ft. The property features a bright and airy layout with contemporary interiors throughout. The communal entrance benefits from a secure video entry phone system, leading into a welcoming hallway with ample storage. The open plan kitchen/reception room enjoys an abundance of natural light, featuring double doors opening to a Juliette balcony. The modern fitted kitchen is well equipped with a range of sleek base and eye level units and integrated appliances, creating an ideal space for both everyday living and entertaining.



The second bedroom is located on the entrance floor alongside the family bathroom, while the top floor hosts an impressive principal suite with built-in wardrobes, dressing area and private en suite shower room. Externally, residents enjoy well maintained communal gardens with seating areas, as well as allocated and visitor parking located behind secure gates. Elliott Court offers a peaceful, community setting within easy reach of Ruislip Manor and Eastcote's array of shops, cafés, and transport links via the Metropolitan and Piccadilly lines.

Verified Material Information:

Energy Performance rating: C

Council tax band: D

Local Authority: London Borough of Hillingdon

Length of lease: New lease upon completion

Service charge yearly: £1390 Per year

Ground rent: £250 per year

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:

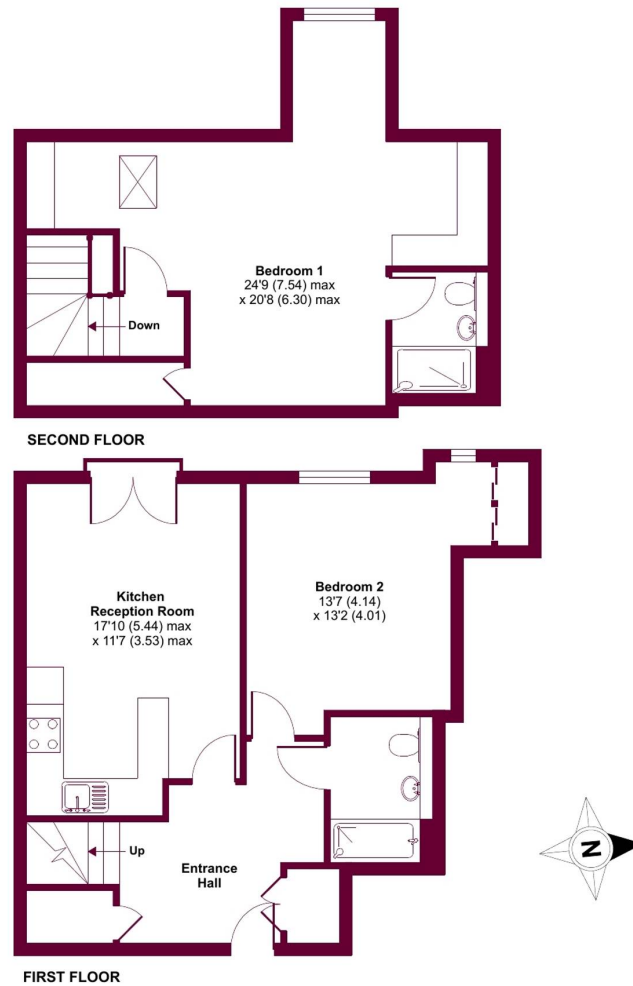
While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that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





Elliott Avenue, Ruislip, Middlesex, HA4

Total = 925 sq ft / 85.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.
Produced for Lawrence Rand. REF: 916596

Lawrence Rand

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