



LAWRENCE RAND

Albury Court Deane Avenue, Ruislip
£225,000

KEY FEATURES:

- ONE BEDROOM FLAT
- TOP FLOOR FLAT (NO LIFT)
- DOUBLE BEDROOM WITH FITTED WARDROBES
- BRIGHT RECEPTION ROOM
- MODERN KITCHEN
- ALLOCATED PARKING

Well presented One Bedroom Top Floor Apartment
This delightful one bedroom top floor flat offers bright, comfortable living in a highly convenient location. The property features a spacious semi open-plan kitchen/reception room, a modern bathroom, and a double bedroom complete with built-in wardrobes. Additional benefits include allocated parking and a well-presented internal layout throughout.

Offering comfort, practicality, and a fantastic location, this property is an excellent choice for first-time buyers, professionals, or anyone seeking a well connected home.



Ideally positioned near the popular South Ruislip area, residents can enjoy easy access to a wide selection of local shops, supermarkets, cafés, and restaurants perfect for day-to-day convenience. Excellent transport links are close by, with South Ruislip Underground Station (Central Line & Chiltern Railways) within walking distance, making commuting simple and efficient. Multiple bus routes also serve the area, providing further connectivity.

Verified Material Information:

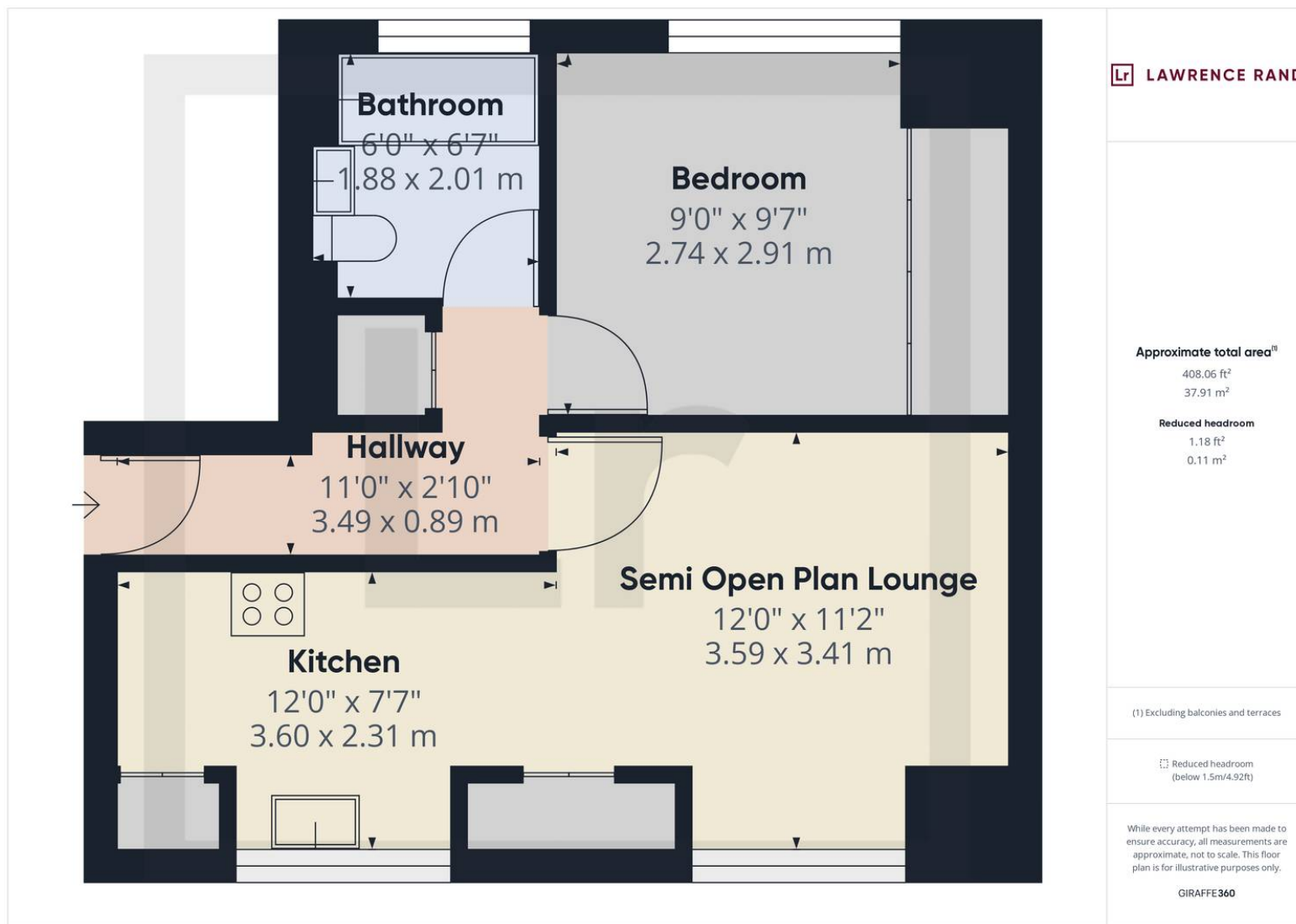
- Tenure: Leasehold
- Length of Lease: 174 years
- Service Charge: £984.43 per year
- Local Authority: Hillingdon
- Council Tax Band: C
- EPC rating: D

Suppliers & Connectivity:

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: FTTP (Fibre to the Premises)
- Mobile Coverage: O2, Vodafone, Three, EE – Excellent



✦ Enhance



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