



Rydal Way, Ruislip, HA4 0RX
Offers in Region of **£350,000 | Leasehold**

Lr **LAWRENCE RAND**



Key Features & Description:

- Two double bedrooms
- Balcony
- Long lease
- Modern kitchen
- Close to tube and shops
- No chain

This spacious top-floor two double bedroom apartment is ideally located in a quiet and popular cul-de-sac, just moments from South Ruislip's shops and excellent transport links, including the Central Line and mainline station. Offered with no onward chain and a long lease, it presents an ideal opportunity for first-time buyers, downsizers, or investors alike. Set within a well-maintained purpose-built block with a secure communal entrance, the apartment enjoys a bright and airy feel throughout. A generous entrance hallway provides access to all rooms, leading to a spacious living room with direct access to a private balcony overlooking a pleasant green — perfect for relaxing or enjoying morning coffee. The recently refitted kitchen is both stylish and practical, featuring a range of modern units and integrated appliances including a dishwasher, washing machine, oven, hob, and fridge/freezer. There are two comfortable double bedrooms, with the main bedroom offering excellent space, and a well-appointed family bathroom completing the accommodation. Further benefits include residents' permit parking, a private garage, and the advantage of top-floor privacy and views..

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.



Nearest Stations & Location:

South Ruislip (Central Line & National Rail) – 0.3 miles

Ruislip Gardens (Piccadilly Line) – 0.6 miles

Ruislip Manor (Metropolitan & Piccadilly Lines) – 1.2 miles

Rydal Way is a very popular location, being within such a short walk from the shops and station at South Ruislip where you can take the Central line or Mainline into London. There are a number of local schools – all within easy reach and the A40/M40 road network is within a few minutes' drive.

Verified Material Information:

Council Tax band: C, Local Authority: London Borough of Hillingdon

Tenure: Leasehold, 102 years remaining, Service Charge £800pa

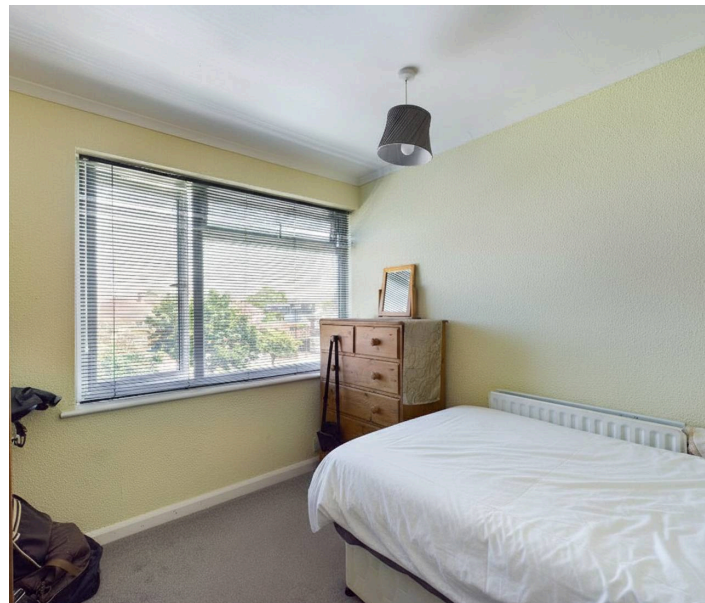
Energy Performance Certificate rating (EPC): C

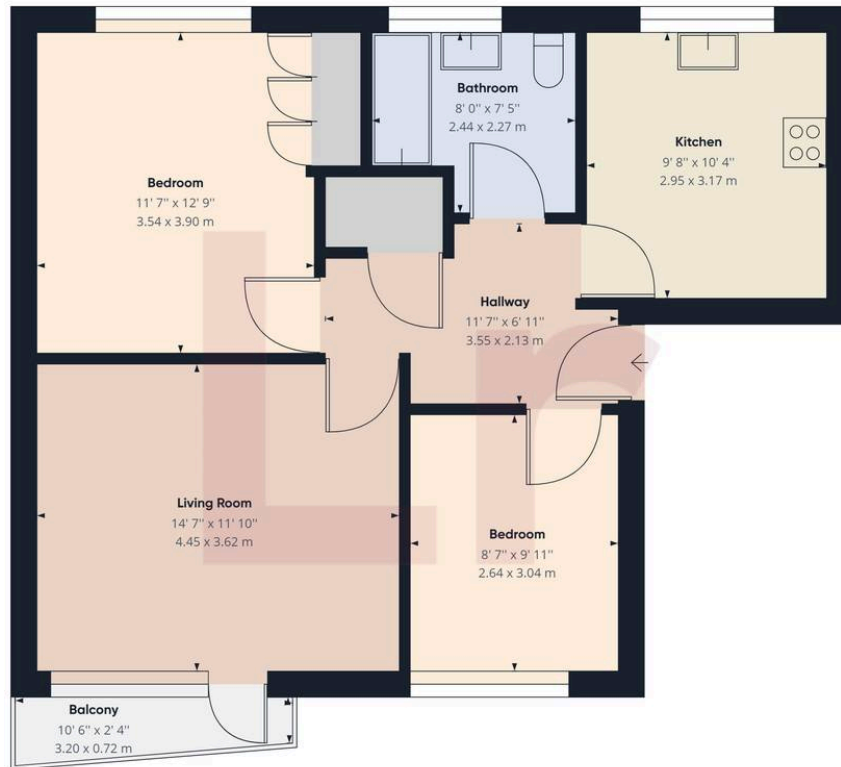
Suppliers:

Electricity supply: Mains, Water supply: Mains
water Sewerage: Mains Heating: Gas Central

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent





Approximate total area⁽¹⁾

662.80 ft²
61.58 m²

(1) 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.

GIRAFFE 360

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.