



Rydal Way, Ruislip, HA4 0RX

Offers in Region of £350,000 | Leasehold



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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..

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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





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