

# Wren Lane

Ruislip • Middlesex • HA4 8FL  
Offers In Excess Of: £360,000



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Discover serenity in the heart of Eastcote with this charming second floor apartment, conveniently nestled within walking distance of the bustling high street and tube station. Boasting a spacious living room with panoramic views and a well-appointed kitchen, this two bedroom property offers a perfect blend of comfort and convenience. With the added benefit of no onward chain, seize the opportunity to make this tranquil retreat your own.

Chain free

Second floor apartment

Living room

Kitchen

Two bedrooms

Family bathroom

Allocated parking

Leasehold

Close to tube station

Viewing recommended

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

Welcome to this charming second floor apartment, nestled within a tranquil community setting. As you enter through the communal door and ascend the stairs to the front door, you'll be greeted by a spacious hallway that offers access to the entirety of the property, as well as a convenient storage cupboard for all your organizational needs. Stepping into the large living room, you'll immediately be drawn to the abundant natural light streaming in through the generous window, which also provides captivating views of the surroundings, creating an inviting and airy ambiance. An open transition seamlessly connects the living room to the well-appointed kitchen, offering a perfect space for culinary endeavors and entertaining guests. This delightful apartment features two generously sized double bedrooms, providing ample space for relaxation and personalization with the option for free-standing wardrobes to cater to your storage requirements. Additionally, a well-equipped family bathroom ensures convenience and comfort for residents and guests alike.

### Outside

For added security and peace of mind, the property is equipped with a phone entry system, while outside, residents can enjoy the communal grounds and benefit from allocated parking spaces conveniently located behind the property. Embrace the lifestyle of ease and comfort in this thoughtfully designed apartment, where modern living meets serene surroundings.

### Location

Montrose Court is a stunning development built in recent years and within walking distance of Eastcote and Ruislip Manor shops, cafés and restaurants. Commuters are well suited with five London Underground stations in the area including Eastcote and Ruislip Manor on the Metropolitan/Piccadilly line. Alternatively West Ruislip station is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. There are a number of leisure facilities including Ruislip Woods and Highgrove Leisure centre are also situated nearby.



### Schools:

Coteford Infant & Junior School (0.3 miles)  
Warrender Primary School (0.5 miles)  
Cannon Lane Primary School (0.6 miles)



### Train:

Eastcote Station (0.5 miles)  
Ruislip Manor Station (0.7 miles)  
Ruislip Station (1.0 miles)



### Car:

M4, A40, M25, M40



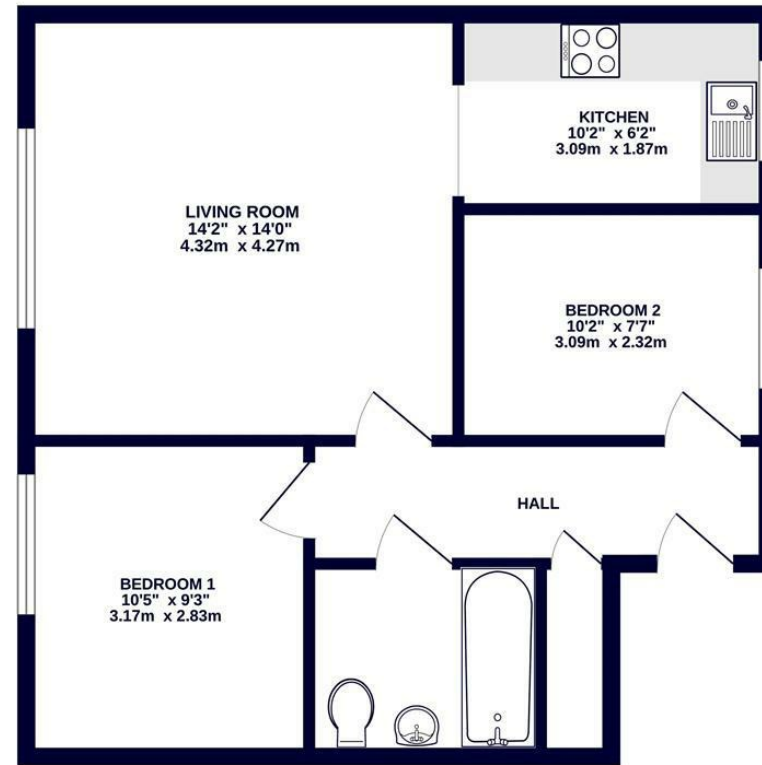
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	80	80
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.