

Thomas More Building

Ruislip • London • HA4 7BA
Offers In Excess Of: £400,000



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est 1986

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Welcome to the Thomas More Building in the charming area of Ruislip! This delightful two bedroom second-floor flat boasts a modern and stylish design, perfect for those seeking a comfortable and convenient living space a moment away from Ruislip High Street.

TWO BEDROOM

SECOND FLOOR APARTMENT

ENSUITE TO MASTER BEDROOM

MODERN KITCHEN

LARGE LIVING ROOM

PRIVATE BALCONY

ALLOCATED PARKING

WALKING DISTANCE TO RUISLIP STATION

SOUGHT AFTER LOCATION

686 SQ.FT

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.





LOCATION

DESCRIPTION

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms, providing ample space for a small family, guests, or even a home office. One of the highlights of this flat is the ensuite bathroom attached to the master bedroom, offering privacy and convenience. Additionally, the main bathroom ensures that there is no need to queue for the shower during busy mornings. Step outside onto the balcony from the living room and soak in the picturesque views of the surrounding area. Whether enjoying a morning coffee or unwinding in the evening, this outdoor space is sure to become a favourite spot in the home. Located in a block of flats, this property provides a sense of community while still offering the privacy of your own space. With its convenient location in Ruislip, you'll have easy access to local amenities, transport links, and green spaces for leisurely strolls.

Don't miss out on the opportunity to make this charming flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience that the Thomas More Building has to offer.

OUTSIDE

The property benefits from allocated parking, you also have the benefit of a private balcony leading from the living room.



Schools:

Bishop Winnington-Ingram CofE Primary School (0.4 miles)
Whiteheath Junior School (0.7 miles)
Bishop Ramsey Church of England School (0.8 miles)



Train:

Ruislip (0.3 miles)
Ruislip Manor (0.6 miles)
West Ruislip (0.6 miles)



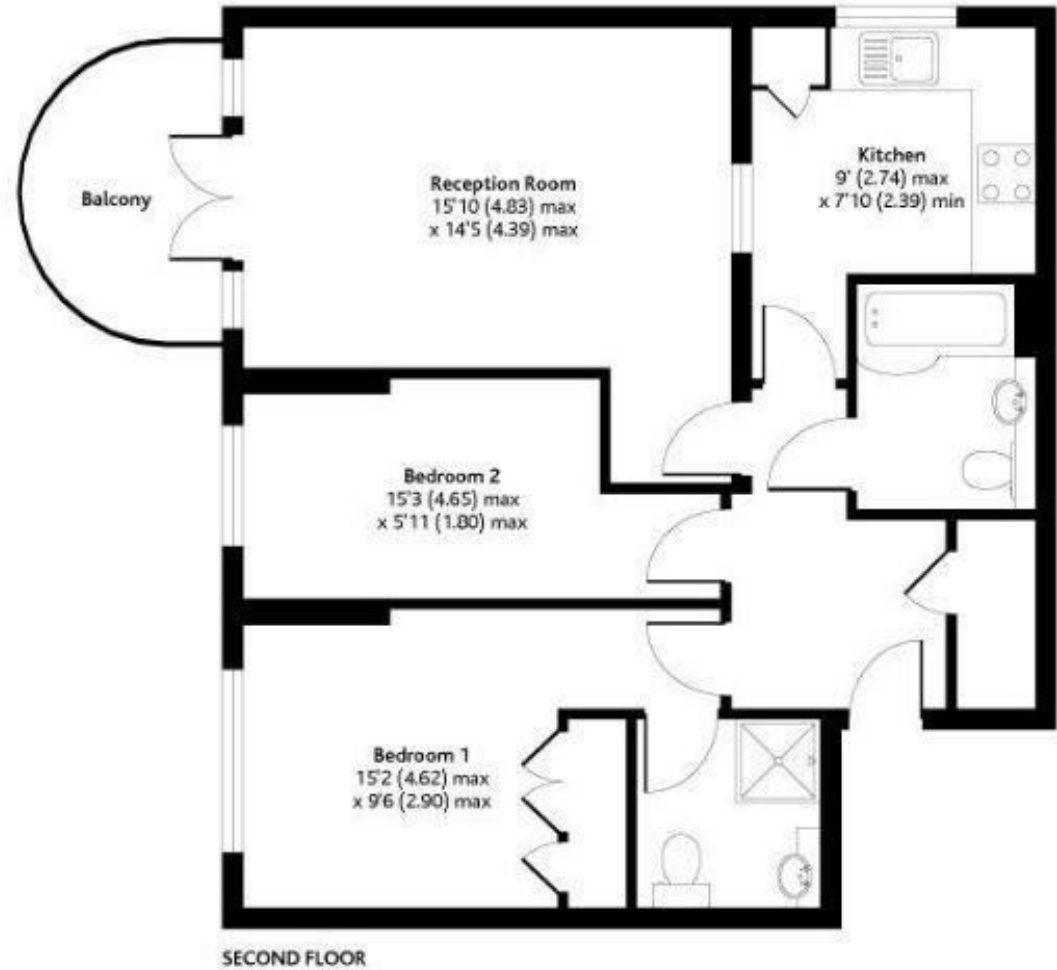
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

Not energy efficient - Higher saving costs
England & Wales
EPC Standard
2022/01/10

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.