

Southcote Rise

Ruislip • Middlesex • HA4 7LW
Offers In Excess Of: £375,000



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This well-presented three-bedroom ground floor apartment offers spacious and versatile living accommodation, ideal for families, first-time buyers, or downsizers. The property features a generous living room, a well-appointed kitchen, and three good-sized bedrooms, providing flexibility for home office use or guest accommodation. Surrounded by beautifully maintained communal grounds, residents can enjoy a peaceful outdoor setting along with ample parking for convenience. With its excellent location close to local amenities and transport links, this charming home combines comfort, practicality, and a welcoming community feel.

Ground floor apartment

Three bedrooms

Living rooms

Kitchen

Family bathroom

88 years remaining on lease

Communal grounds

Residents parking

Peaceful location

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

This beautifully presented three bedroom ground floor apartment offers spacious and versatile living accommodation, making it an ideal choice for families, first-time buyers, or those looking to downsize without compromising on space. Upon entering the property, you are welcomed into a bright and inviting hallway that leads to a generously sized living room. This comfortable space is perfect for both relaxing evenings in and entertaining guests, with ample room for seating and dining furniture. Large windows allow natural light to flood the room, enhancing the warm and welcoming ambiance. The well-appointed kitchen offers plenty of workspace and storage, providing both functionality and style. It is designed to cater to everyday cooking needs while offering enough space for additional appliances or breakfast seating. The apartment boasts three good-sized bedrooms, each offering flexibility to suit a range of lifestyles. The primary bedroom provides a peaceful retreat with space for a double bed and additional furnishings, while the second bedroom is equally spacious and well-suited for guests or family members. The third bedroom offers versatility — perfect as a child's room, home office, or hobby space. A modern bathroom completes the interior, featuring sleek fixtures, shower cubicle, and stylish tiling.

Outside

The property is surrounded by beautifully maintained communal grounds that provide a peaceful and attractive setting for residents to enjoy. Lush green lawns, mature trees, and well-tended flowerbeds create a pleasant outdoor environment, ideal for relaxing strolls or spending time outdoors with family and friends. In addition to the charming surroundings, the property benefits from ample residents' parking, ensuring convenience and ease for those living in the development. The generous parking provision offers plenty of space for residents and their visitors, adding to the overall practicality of this well-positioned home. The combination of landscaped communal areas and extensive parking makes this property an appealing choice for those seeking both comfort and convenience in a desirable residential setting.

Location

Southcote Rise is a highly desirable street in North Ruislip, close to Kings College Playing Fields and Ruislip Woods. A short walk leads to Ruislip High Street, offering a variety of shops, restaurants, and transport options. The Ruislip Metropolitan/Piccadilly line train station is conveniently located at the end of the high street. West Ruislip, serviced by the Central line, is also within easy reach. For drivers, the A40 provides quick access to London and the Home Counties. Southcote Rise falls within the catchment area of several prestigious schools including BWI, Whiteheath, and Bishop Ramsey.



Schools:

BWI CofE Primary School (0.1 miles)
 Whiteheath Nursery, Infant & Junior School (0.3 miles)
 Sacred Heart Catholic Primary School (0.7 miles)



Train:

West Ruislip (0.5 mi)
 Ruislip (0.7 mi)
 Ruislip Manor (1.0 mi)



Car:

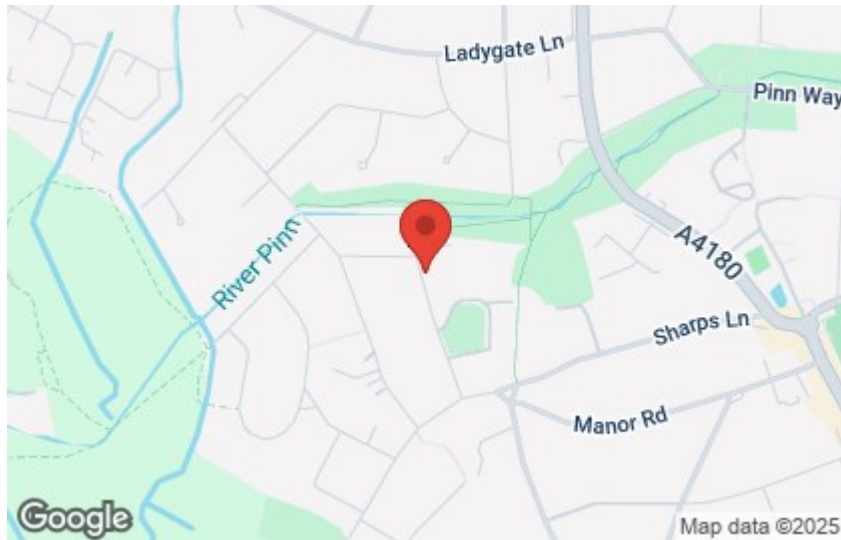
M4, A40, M25, M40



Council Tax Band:

C

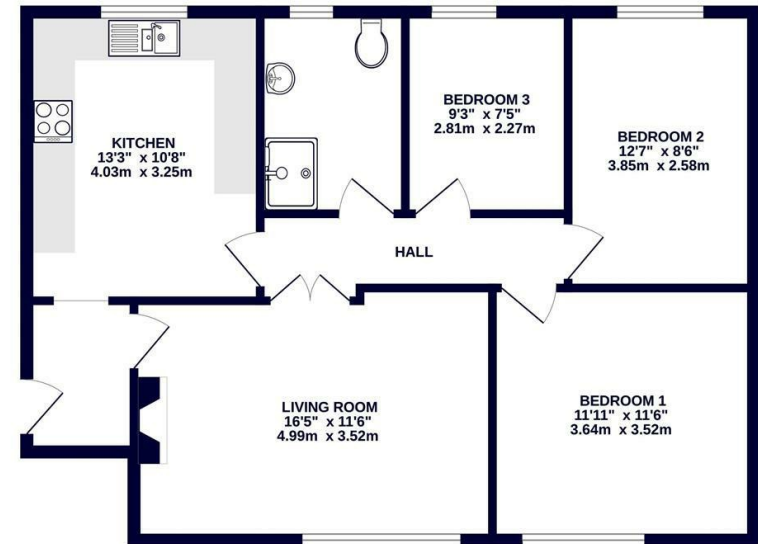
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
18 sq.ft. (1.7 sq.m.) approx.



GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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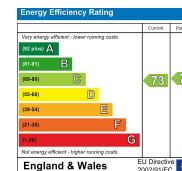
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