

# Ellis Close

Ruislip • Middlesex • HA4 8FP

Asking Price: £450,000



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This stylish and spacious first-floor apartment offers a bright open-plan kitchen and living area, two generously sized bedrooms, and modern bathroom facilities, making it ideal for comfortable living. The property benefits from allocated parking and is surrounded by beautifully maintained, privately landscaped communal gardens that provide a peaceful outdoor retreat. Conveniently located within easy reach of Eastcote and Ruislip Manor's shops, cafés, and transport links, this home also sits within the catchment area of sought-after schools, including the highly regarded Bishop Ramsey School.

First floor apartment

Two bedrooms

Open plan living room

Kitchen

Family bathroom

Ensuite to master bedroom

Allocated parking space

Communal grounds

Leasehold

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 first-floor apartment offers a spacious and stylish living environment, ideal for modern lifestyles. The property boasts a bright and airy open-plan kitchen and living area, designed to provide ample space for both relaxing and entertaining. The two generously proportioned bedrooms offer comfortable and versatile accommodation, while the two contemporary bathrooms (including an en-suite) add a further layer of convenience. Plentiful storage is a key feature, with three separate storage rooms thoughtfully integrated into the layout, providing excellent space to keep the home clutter-free. With its well-thought-out design, sleek finish throughout, and integrated smart home features, this home perfectly combines comfort with elegance.

### Outside

This exceptional property benefits from the added convenience of allocated parking, ensuring residents have a designated space for their vehicle at all times, along with ample visitor parking for guests. Surrounding the property are beautifully maintained, privately landscaped communal gardens that provide a tranquil setting for relaxation and socialising. These thoughtfully designed green spaces are ideal for enjoying a morning coffee, an afternoon stroll, or simply unwinding in peaceful surroundings. For families, the development also features a modern and secure private playground, offering a safe and engaging space for children to play close to home. The combination of these fantastic amenities makes this property an ideal choice for those seeking comfort, convenience, and a sense of community.

### Location

Ellis Close presents an exquisite residential enclave conveniently situated within easy reach of Eastcote and Ruislip Manor shops, bustling cafés, and a diverse array of restaurants. Ideal for commuters, its proximity to the A40/M25 ensures swift access to London and the Home Counties. Families will appreciate its location within the coveted catchment area of esteemed primary and secondary schools, notably the acclaimed Bishop Ramsey School. Nearby leisure options abound, with the prestigious Highgrove and David Lloyd Health Club providing ample recreational opportunities.



### Schools:

Coteford Infant School 0.3 miles  
 Coteford Junior School 0.5 miles  
 Bishop Ramsey Church of England School 0.3 miles



### Train:

Eastcote 0.6 miles  
 Ruislip Manor 0.7 miles  
 Ruislip 1.0 miles



### Car:

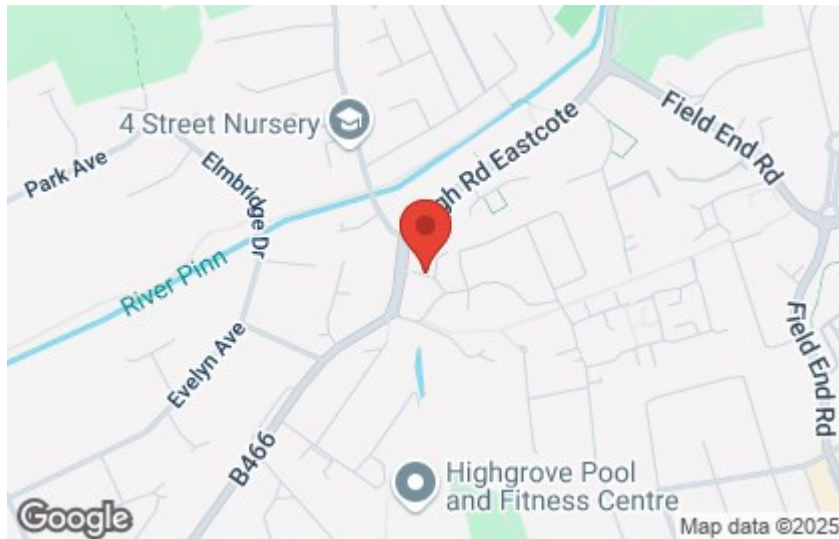
M4, A40, M25, M40



### Council Tax Band:

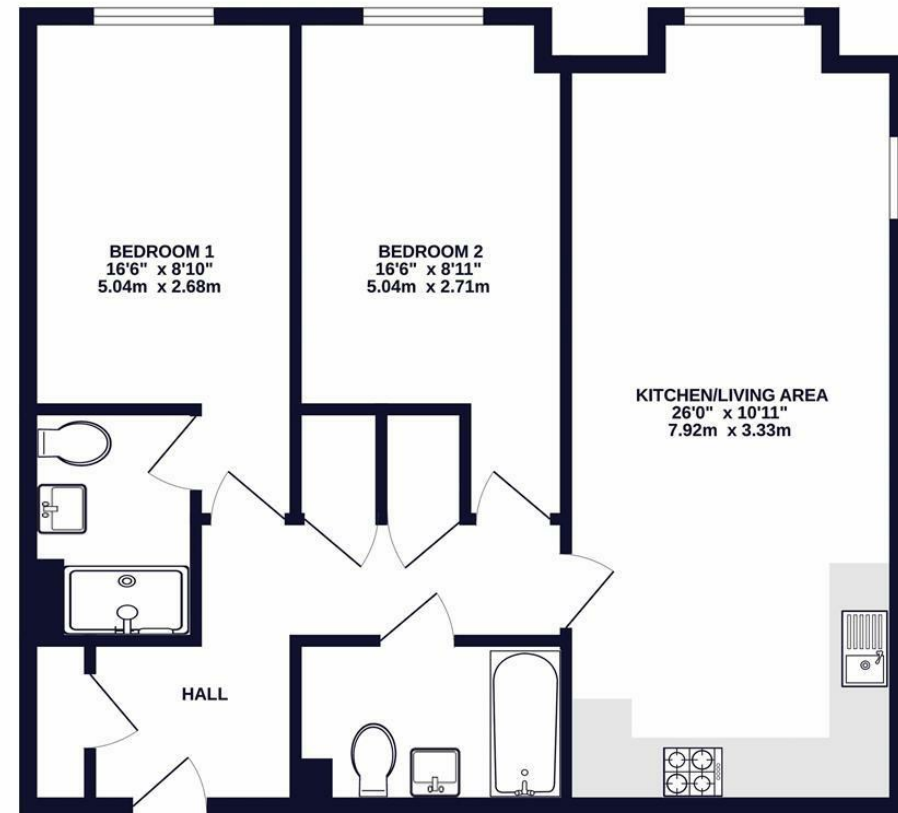
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(Distances are straight line measurements from centre of postcode)



## FIRST FLOOR

765 sq.ft. (71.1 sq.m.) approx.



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TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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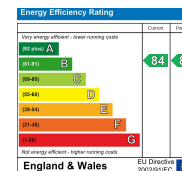
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**01895 625 625**

**126-128 High Street, Ruislip,  
 Middlesex, HA4 8LL**

[ruislipsales@coopersresidential.co.uk](mailto:ruislipsales@coopersresidential.co.uk)

**CoopersResidential.co.uk**



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