

# Elm Avenue

Ruislip • Middlesex • HA4 8PA  
Offers In Excess Of: £310,000



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A fantastic opportunity to acquire this ground floor, two bedroom property in a prime location positioned perfectly in between Eastcote and Ruislip Manor.

TWO BEDROOM

GROUND FLOOR

MAISONETTE

GARDEN

LIVING ROOM

FAMILY BATHROOM

KITCHEN

GOOD BUY TO LET INVESTMENT

- WALKING DISTANCE TO EASTCOTE/RUISLIP MANOR STATIONS

592 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.

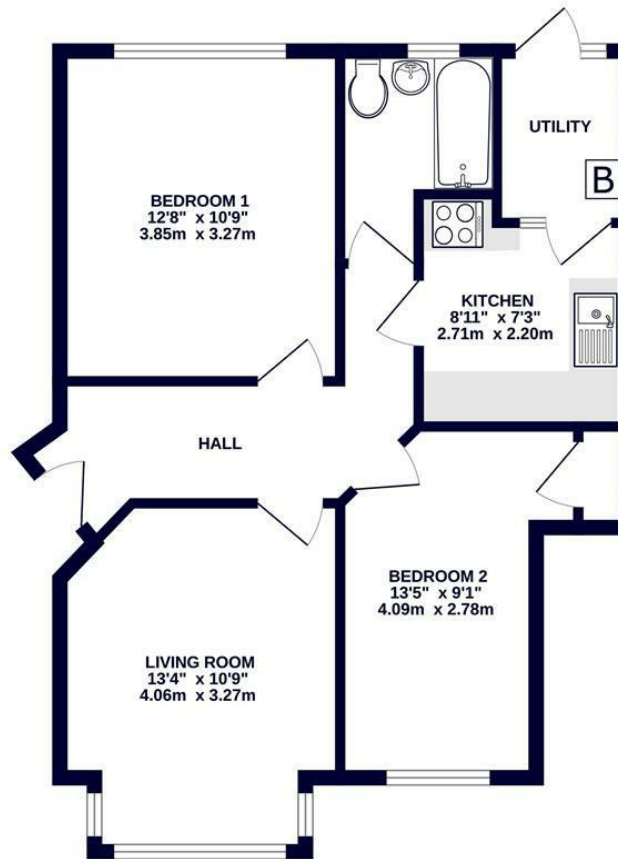








GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



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TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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**CoopersResidential.co.uk**

| Energy Efficiency Rating                             |         |        |
|------------------------------------------------------|---------|--------|
| Very energy efficient - lower running costs          | Current | Target |
| 95-100 A                                             |         |        |
| 81-94 B                                              |         |        |
| 69-80 C                                              |         |        |
| 55-68 D                                              |         |        |
| 49-54 E                                              |         |        |
| 41-48 F                                              |         |        |
| 35-39 G                                              |         |        |
| Below 35 Not energy efficient - higher running costs |         |        |
| England & Wales EPC Guidance 2020/01/01              |         |        |

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.