

# Beechwood Avenue

Ruislip • Middlesex • HA4 6EQ  
PCM: £1,550 PCM



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A two bedroom, first floor maisonette on Beechwood Avenue is perfectly positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections (Piccadilly/Metropolitan lines and Ruislip Gardens (Central Line/Br Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. The property briefly comprises of two double bedrooms, kitchen, family bathroom and a spacious living/dining room.

There is a spacious private garden, accessed via stairs through the kitchen. There is parking available to the front of the property on the road on a first come, first serve basis.

Offered unfurnished.

Ground floor maisonette

Two double bedrooms

Private garden

Popular location

In catchment of good, local schools

■ Moments walk to Ruislip Gardens Station (Central Line)

Shops, restaurants, bars and amenities close by

Unfurnished

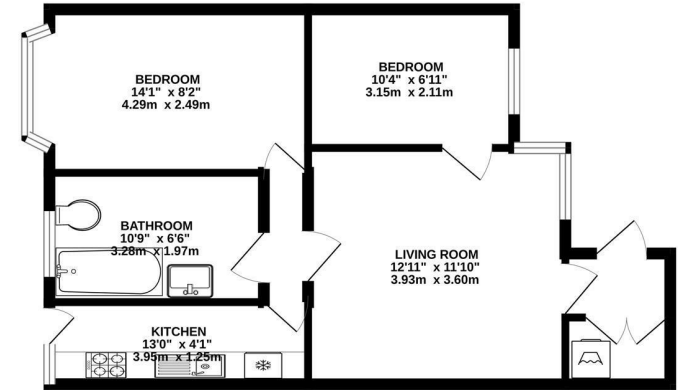
Available now

**Available Date**

29th June 2024



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 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 errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given regarding their operation or efficiency over time.  
Made with Metropix (2024)



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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | A         | A  | A         |
| B                        | B         | B  | B         |
| C                        | C         | C  | C         |
| D                        | D         | D  | D         |
| E                        | E         | E  | E         |
| F                        | F         | F  | F         |
| G                        | G         | G  | G         |

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU 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.