

# Kestrel Court

Ruislip • Middlesex • HA4 7ET  
PCM: £1,700 PCM



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A recently refurbished two bedroom ground floor apartment that is located within a small block on a sought after road in Ruislip. Kestrel Court is located within Bembridge Gardens and is situated a short walk from both West Ruislip and Ruislip Station, with Ruislip High Street and its array of amenities also within walking distance.

Ground floor

Excellent condition

Recently refurbished

Two bedrooms

Large living space

Modern kitchen

Parking

Sought after location

Close to West Ruislip and Ruislip Stations

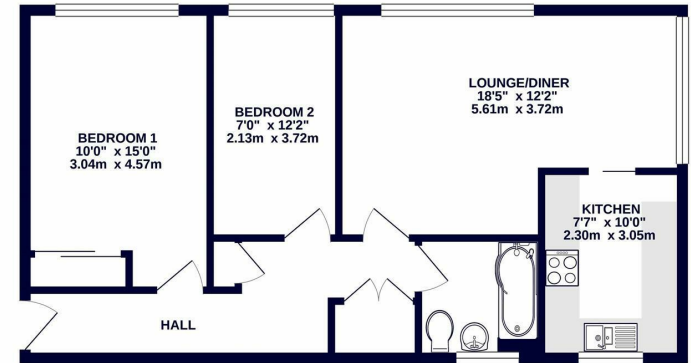
654 SQ.FT

**Available Date**

31st August 2024



**GROUND FLOOR**  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the typical calculated area, 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 general purposes only and should be used as such for any prospective purchase. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 32 kWh/m <sup>2</sup> A		Very environmentally friendly - lower CO <sub>2</sub> emissions 22 g/kWh A	
31-31 kWh/m <sup>2</sup> B		21-21 g/kWh B	
29-30 kWh/m <sup>2</sup> C		20-20 g/kWh C	
25-28 kWh/m <sup>2</sup> D		19-19 g/kWh D	
21-24 kWh/m <sup>2</sup> E		18-18 g/kWh E	
17-20 kWh/m <sup>2</sup> F		17-17 g/kWh F	
13-16 kWh/m <sup>2</sup> G		16-16 g/kWh G	
Not energy efficient - higher running costs 10 kWh/m <sup>2</sup>		Not environmentally friendly - higher CO <sub>2</sub> emissions 15 g/kWh	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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.