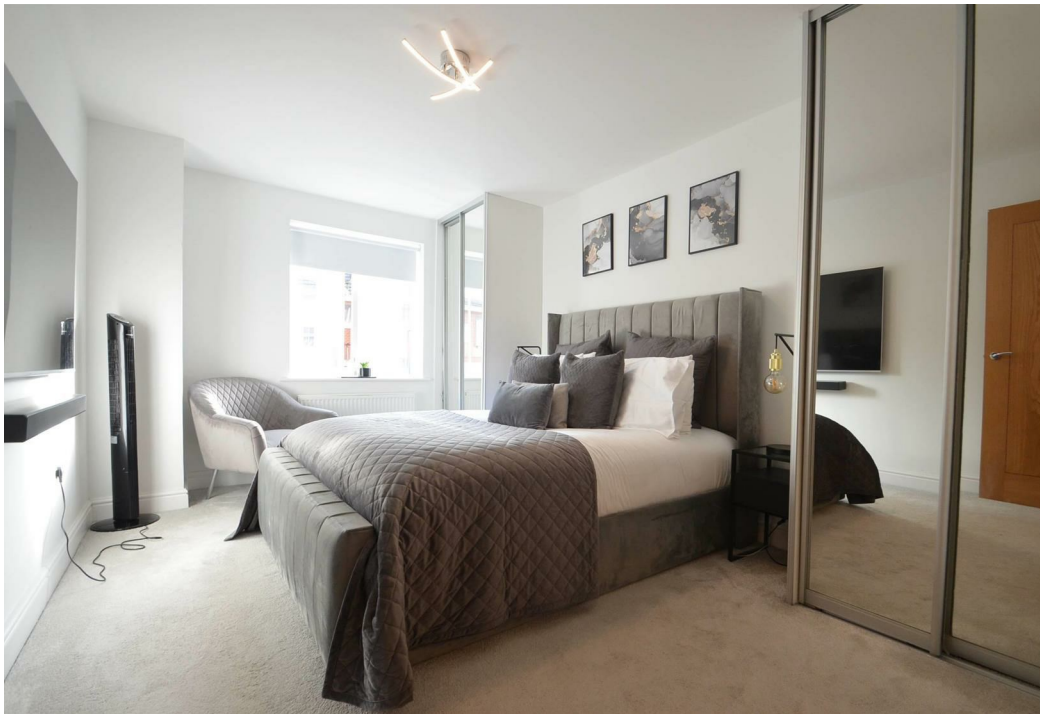


Bower House

Ruislip • Middlesex • HA4 8FP
PCM: £1,950 PCM



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Bower house is a STUNNING development within walking distance of Eastcote and Ruislip Manor shops, cafés and restaurants. Commuters are well suited with FIVE London Underground stations in the area stations including Eastcote and Ruislip Manor on the Metropolitan/Piccadilly line. Alternatively West Ruislip station is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity, including the well renowned Bishop Ramsey School. A number of leisure facilities including Ruislip Woods and Highgrove Leisure centre are also situated nearby.

Stunning development

Modern and stylish throughout

Two double bedrooms with fitted wardrobes

Master bedroom with ensuite

Spacious entrance hallway

Open plan kitchen/living area

Kitchen with integrated appliances

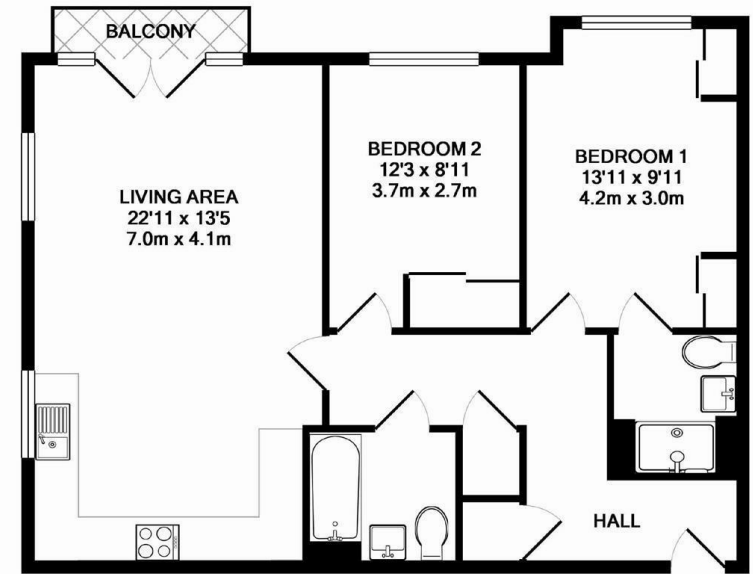
Balcony

Secure allocated parking

Within walking distance to Eastcote train station

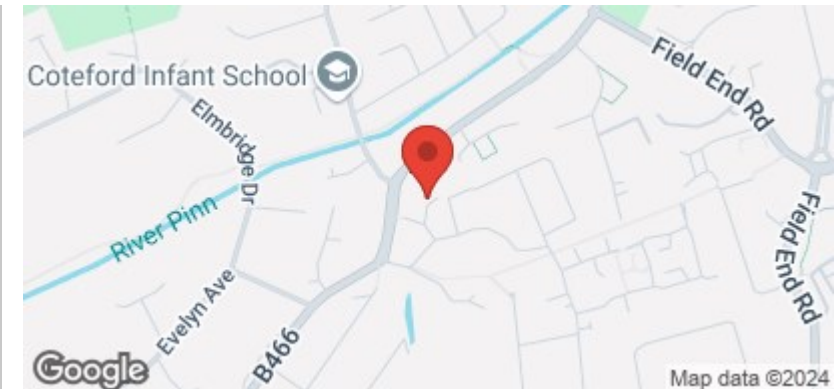
Available Date

5th November 2024



TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) 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

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ 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.