

Flowers Avenue

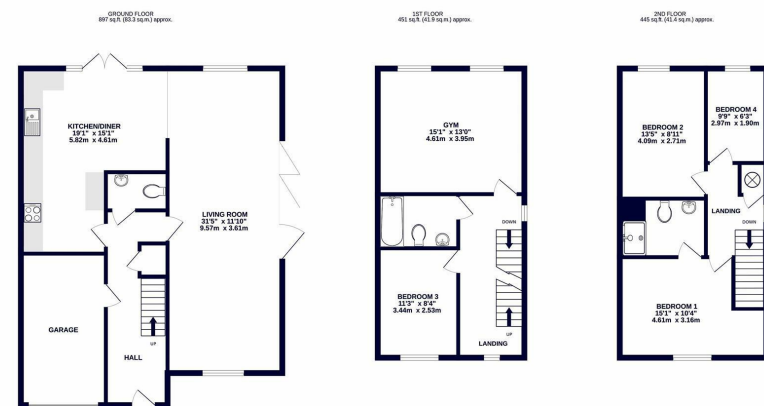
Ruislip • Middlesex • HA4 8GH
PCM: £3,200 PCM



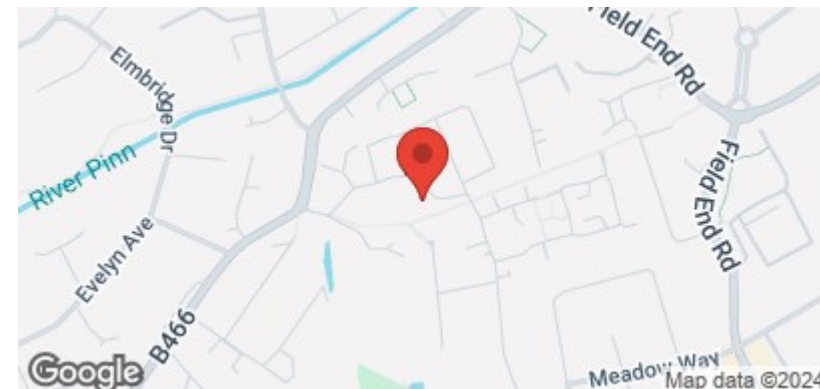
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Set in a STUNNING development within walking distance of Eastcote and Ruislip Manor shops and underground stations, Pembroke park development offers this LUXURY four bedroom townhouse. BEAUTIFULLY designed and arranged over three floors this is the PERFECT place to explore and enjoy life's true pleasures. Flowers Avenue is an extremely POPULAR 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 include 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.



TOTAL FLOOR AREA: 1793 sq ft. (166.6 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 misstatement. This plan is for guidance 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.
 Made with floorplan 02023



- Extended end of terraced
- Living/games room area
- Stunning garden
- Gym
- Modern fitted spacious kitchen
- Ensuite
- Set in the very popular Pembroke Park development
- Stylish and modern finish throughout
- Furnished
- Available in November

Available Date
17th November 2024

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 79 | 86 | | |

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating scale: A (21-24), B (25-28), C (29-32), D (33-36), E (37-40), F (41-44), G (45-48).

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.

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