

# 8 Arla Place

Ruislip • • HA4 0FF  
PCM: £1,900 PCM



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This stunning top floor, two-bedroom, two-bathroom apartment offers a stylish and spacious home, perfect for professionals, couples, or small families seeking a vibrant location with everything on your doorstep. Finished to a high standard throughout, the property features a light-filled open-plan living and dining area with sleek flooring and large windows, creating a bright and inviting space to relax or entertain. The modern fitted kitchen comes complete with integrated appliances, ideal for everyday living. The master bedroom benefits from a built-in wardrobe and a private en-suite shower room, while the second double bedroom is generously sized and served by a contemporary family bathroom. Ideally located within walking distance to South Ruislip Station (Central Line & Chiltern Railways), commuting into Central London is a breeze.

You're also just moments away from the local high street, Asda superstore, and the Old Dairy retail and cinema complex, offering an array of shops, restaurants, and entertainment options.

## Two Bedroom Top Floor Apartment

Double Black Out System In Both Bedrooms

En-Suite To Master Bedroom

Secure Entry System

Allocated Parking Space

Private Balcony

■ Moments From South Ruislip Station (Central & Chiltern Lines)

Fitted Wardrobes

Integrated Appliances

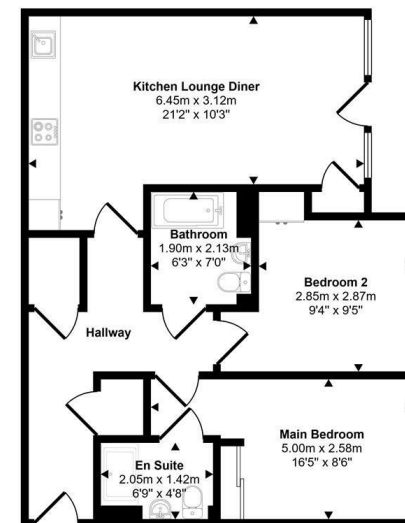
Council Tax Band D

## Available Date

7th May 2025

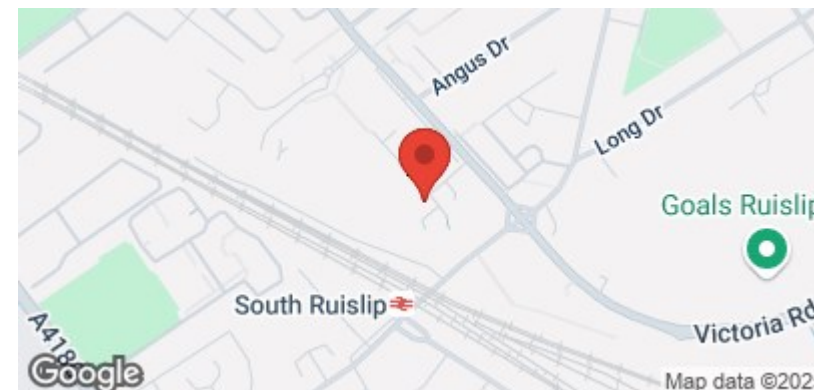


Approx Gross Internal Area  
65 sq m / 705 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mapped Snappy 360.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-100			A	21-23		
B	81-91			B	24-27		
C	69-80			C	28-30		
D	55-68			D	31-34		
E	39-54			E	35-38		
F	29-38			F	39-45		
G	1-28			G	46-55		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

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.