



## Southbourne Gardens, Eastcote, Middlesex HA4 9SQ

**PCM £1,450 PCM**  
EPC Rating Current 67 Potential 75

Austin Residential are pleased to offer this spacious double bedroom first floor maisonette to market.

The property briefly comprises: entrance hallway; reception room; fitted kitchen; two double bedrooms and family bathroom.

Further benefits include: gas central heating; double glazing and a large private garden.

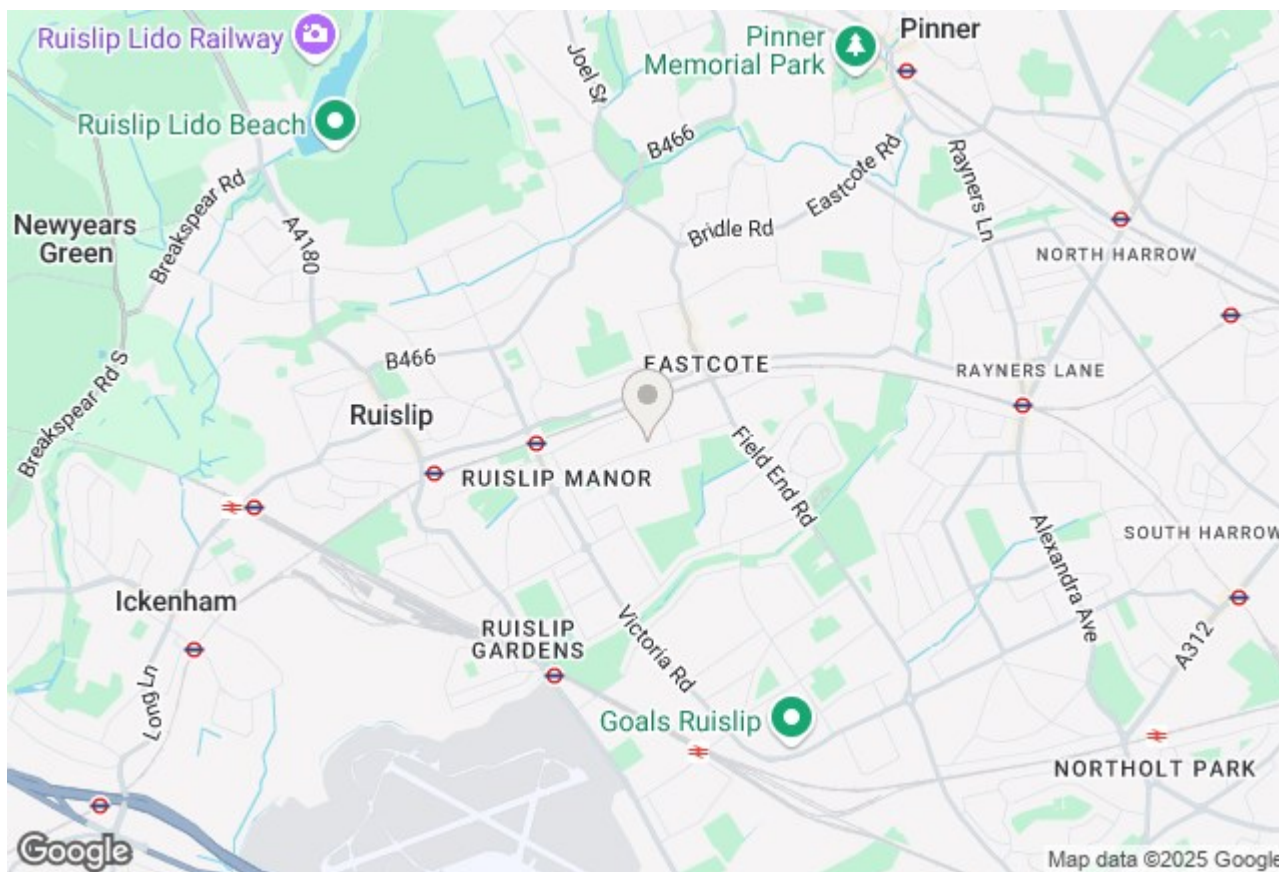
Southbourne Gardens is located equidistant from both Ruislip Manor and Eastcote London Underground stations, servicing both Metropolitan and Piccadilly lines. Both stations have parades of shops near by and offer a vast array of cafes, restaurants, pubs and convenience stores. The A40, leading to M40/M25, is also within a few minutes drive giving excellent access to London and the Home Counties.

Minimum tenancy 12 months with 6 month break clause.

Available 4th August - Unfurnished.







#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

Tel : 01895 613000

Fax: 01895 613018

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