



**High Road, HA5 2EN**

**PCM £1,495 PCM**

**EPC Rating Current 45 Potential 77**

Austin Residential are delighted to present this well presented , second floor, two bedroom flat above Black Horse Parade shops to market.

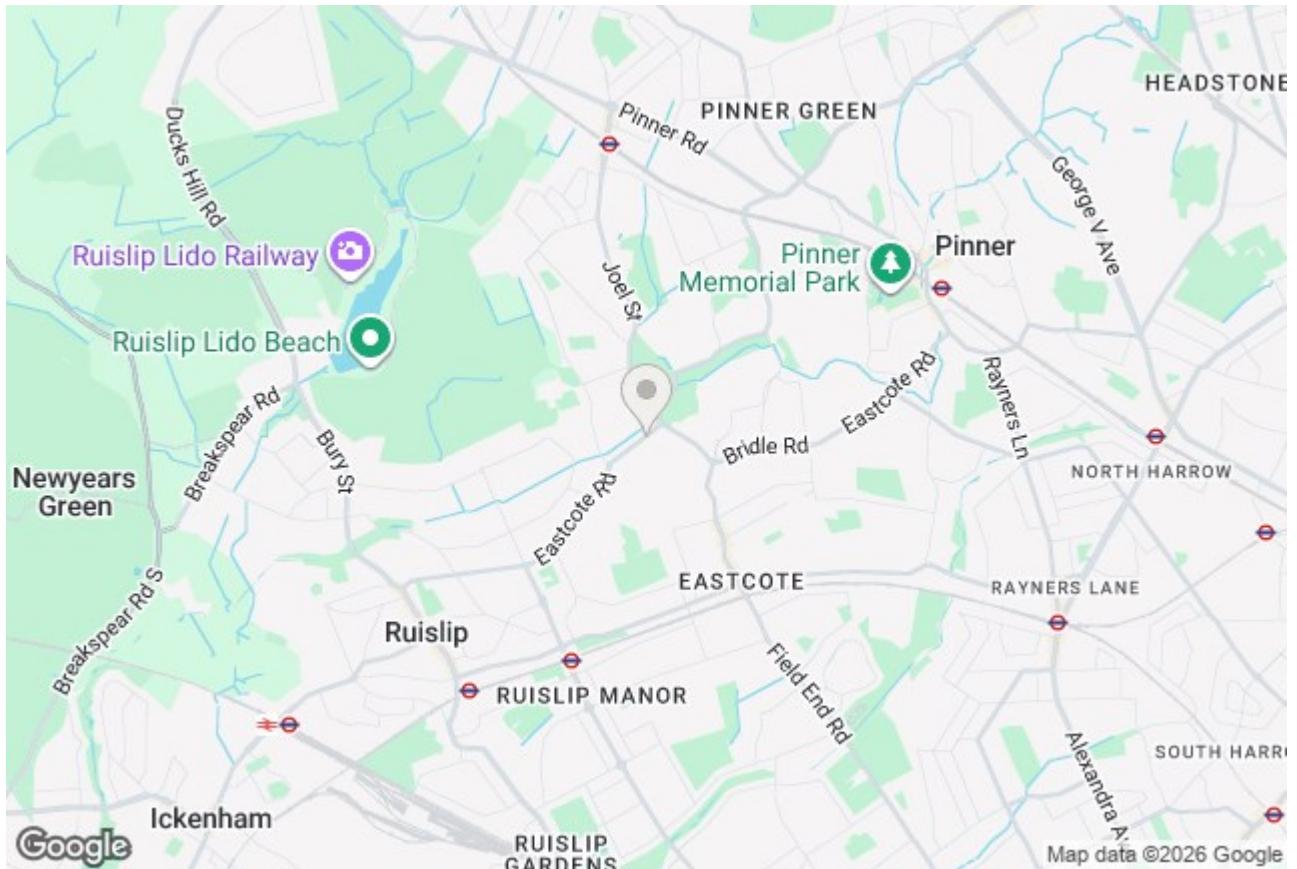
The property compromises; two bedrooms with fitted wardrobe to the master, spacious living room, modern family bathroom and fully fitted kitchen.

Further benefits; parking and gas central heating,

Black Horse Parade provides easy access to local amenities, ,bus routes and Eastcote station servicing the Metropolitan and Piccadilly Lines. The A40 is within a short drive providing access to Central London and the Home Counties.

Available 3rd February- 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.

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB  
Tel : 01895 613000  
Fax: 01895 613018  
Email: ruislip@austinresidential.co.uk