



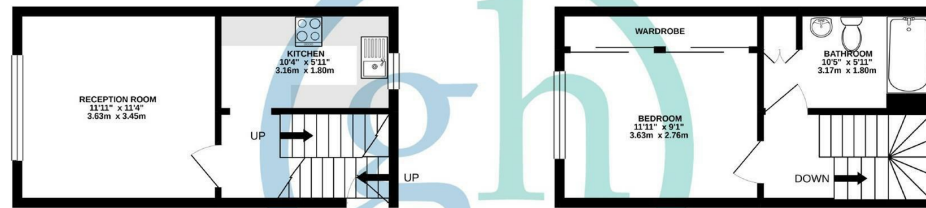
Bourne Court, Ruislip, HA4 6SW  
£1,395 PCM

A spacious and light-filled one bedroom split level apartment set in this ultra-convenient location. Just footsteps away from South Ruislip station, this well presented property briefly comprises: living room, fitted kitchen, modern bathroom suite and well proportioned double bedroom. The property benefits from double glazing, gas central heating, permit parking and plenty of built in storage. Set in this highly convenient location, this property is ideally located for South Ruislip's shops and amenities including Sainsbury's supermarket and the Old Dairy site, including a cinema, several restaurants and Asda. Highly regarded schools such as Queensmead & Deansfield are close by. South Ruislip station provides swift and easy access to Central London via both the Central line and Chiltern Railways. For the motorist, the A40/M40/M25 is within striking distance.



GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.

1ST FLOOR  
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, openings 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 fixtures, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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