

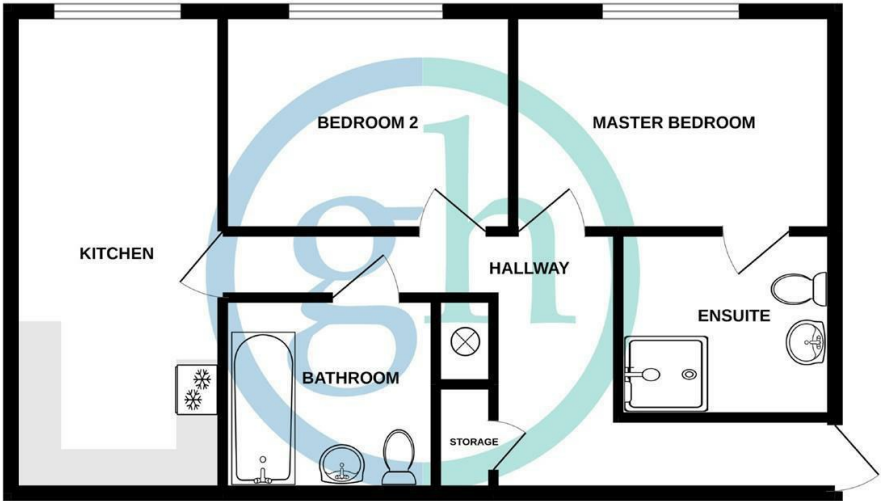


9 Westerley Court, Ruislip, HA4 6QL
£1,625 PCM

A superb two double bedroom second-floor apartment ideally located close to South Ruislip Central Line station. The property offers two spacious bedrooms, a large lounge, a fully fitted kitchen, and a modern bathroom suite, along with additional benefits including double glazing, an en suite shower room, allocated parking, and part-furnished accommodation. Perfectly positioned for South Ruislip's excellent amenities, the apartment provides easy access to rail connections via the Central and Chiltern Lines, well-regarded local schools such as Queensmead Secondary and Bourne Primary, and the A40, which offers swift access to Central London and the Home Counties.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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 mis-statement. This plan is for illustrative 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 Metropix 6/2022

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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