



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) a

TOTAL FLOOR AREA - 304 sq.m. (32.4 sq.yds.) 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 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 Metricon S202.

The chart shows the distribution of properties across different energy efficiency bands, based on the EU Directive 2002/91/EC. The bands are color-coded and ordered from most efficient (top) to least efficient (bottom):

- Very energy efficient - lower running costs** (92 plus) - **A** (green)
- (81-91)** - **B** (dark green)
- (69-80)** - **C** (light green)
- (55-68)** - **D** (yellow)
- (39-54)** - **E** (orange)
- (21-38)** - **F** (red)
- (1-20)** - **G** (dark red)
- Not energy efficient - higher running costs**

The chart also includes a legend for the EU Directive 2002/91/EC, which includes the text "EU Directive 2002/91/EC" and the European Union flag.

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