

# Arla Place

Ruislip • Middlesex • HA4 0GD

Guide Price: £425,000



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Offered to the market in a fantastic condition throughout, this two bedroom apartment is the perfect purchase for both first time buyers, buy to let investors and downsizers. This stylish home is nestled away in the heart of South Ruislip, within walking distance of local shops, schools and handy tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

FIRST FLOOR LUXURY APARTMENT

TWO DOUBLE BEDROOMS

TWO BATHROOMS

LARGE LIVING ROOM

ALLOCATED PARKING SPACE

EPC RATING 'A'

117 YEARS REMAINING ON THE LEASE

EXCELLENT CONDITION

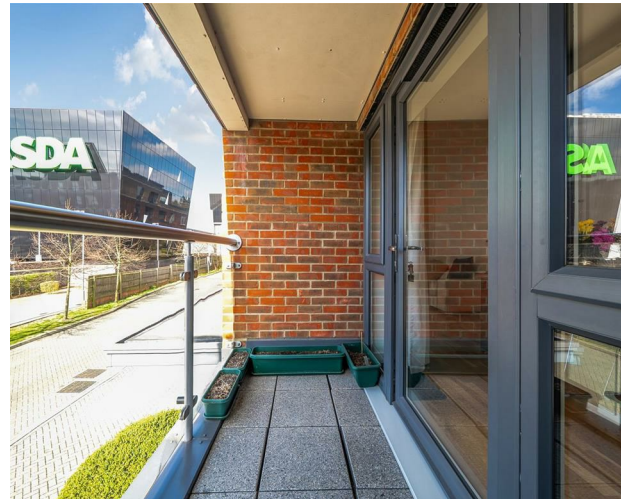
EN-SUITE TO MASTER BEDROOM

763 SQ. FT.

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







## SITUATION

The apartment is located on Arla Place in South Ruislip. The location is ideal for those seeking connections into London with South Ruislip Station only 0.1 miles away and quite literally a stones throw. South Ruislip Station is serviced by both the Central Line and Chiltern Railways. The Chiltern Railways line offers service to London Marylebone in under 17 minutes with trains running often. There are five London Underground stations in the area. Ruislip, Ruislip Manor and Eastcote Underground Stations are serviced by both the Metropolitan Line and the Piccadilly Line, (linking into Baker Street and Kings Cross station). Further from this property there is access to the A40 in under 1 mile which gives great access to London and the Home Counties. South Ruislip is a fantastic area in respect of amenities, the site is within walking distance of the new Old Dairy complex which has a supermarket, cinema and several restaurants.

## DESCRIPTION

Situated in the sought-after Arla Place development, this beautifully presented first-floor apartment offers 763 sq. ft. (70.9 sq. m.) of well-planned living space, perfect for first-time buyers, downsizers, or investors. Upon entering, you are welcomed by a spacious hallway leading to two well-proportioned double bedrooms. The primary bedroom benefits from a generous layout, while the second bedroom is ideal as a guest room, home office, or nursery. The modern kitchen is well-appointed with ample storage, integrated appliances, and a sleek design, opening onto a private balcony, perfect for enjoying your morning coffee. Adjacent, the bright and airy reception room offers an excellent space for entertaining or relaxing, with large windows allowing plenty of natural light. The apartment also features a stylish family bathroom and a separate en-suite in the master bedroom for added convenience. Additional storage space is available throughout the property.

## OUTSIDE

The property is surrounded by beautifully landscaped and well maintained communal grounds which offer green lawns surrounded by shrubs, pathways and benches for relaxing. The property also benefits from allocated parking and private balcony space.



### Schools:

St Swithun Wells Catholic Primary School (0.4 mi)  
 Deanesfield Primary School (0.3 mi)  
 Bourne Primary School (0.4 mi)



### Train:

South Ruislip (0.1 mi)  
 Ruislip Gardens (0.7 mi)  
 Ruislip Manor (1.2 mi)



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

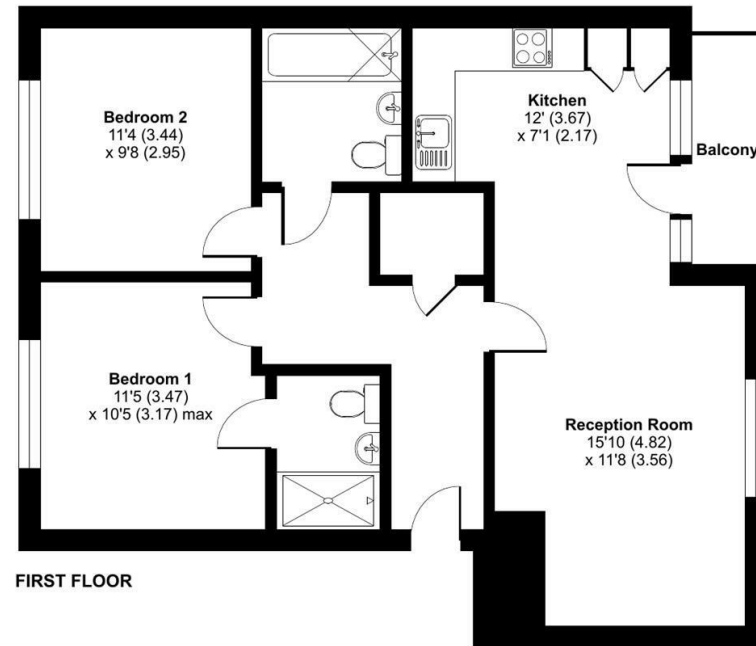
(Distances are straight line measurements from centre of postcode)



## Arla Place, HA4

Approximate Area = 763 sq ft / 70.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1269921

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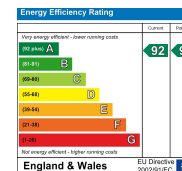
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