

# Deane Avenue

Ruislip • Middlesex • HA4 6TJ  
Offers In Excess Of: £325,000



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Welcome to this bright and stylish two-bedroom apartment, ideally situated on the first floor of the desirable Albury Court development in the heart of South Ruislip. Offering approximately 466 sq.ft. (43.3 sq.m.) of thoughtfully designed living space, this property is perfect for first-time buyers, investors, or those looking to downsize without compromising on comfort or location.

CHAIN FREE

FIRST FLOOR APARTMENT

TWO BEDROOMS

RENOVATED THROUGHOUT

FAMILY BATHROOM

PRIVATE BALCONY

WALKING DISTANCE TO SOUTH RUISLIP STATION

OPEN PLAN KITCHEN/LIVING ROOM

110 YEARS REMAINING ON THE LEASE

466 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.





### Description

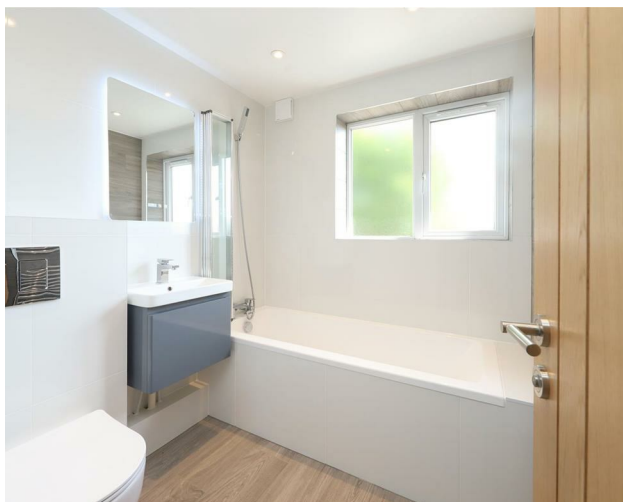
The apartment features a spacious open-plan kitchen and living area, designed for both relaxing and entertaining. This inviting space opens directly onto a private balcony, ideal for enjoying fresh air and outdoor moments. There are two well-proportioned bedrooms, including a generous main bedroom and a versatile second room that can serve as a guest bedroom, home office, or nursery. A modern, fully fitted bathroom and a central hallway complete the layout, with additional storage enhancing the practicality of the home.

### Outside

The building includes its own private entrance with resident parking towards the rear with an allocated parking space for the property.

### Location

Residents benefit from close proximity to South Ruislip station, providing quick connections via the Central Line and Chiltern Railways. Local shops, supermarkets, cafes, and well-regarded schools are all within easy reach, making this a fantastic place to call home.





### Schools:

Bourne Primary School 0.2 miles away  
Deanesfield Primary School 0.5 miles  
Queensmead School 0.5 miles



### Train:

South Ruislip 0.1 miles  
Ruislip Gardens 0.6 miles  
Ruislip Manor 1.4 miles



### Car:

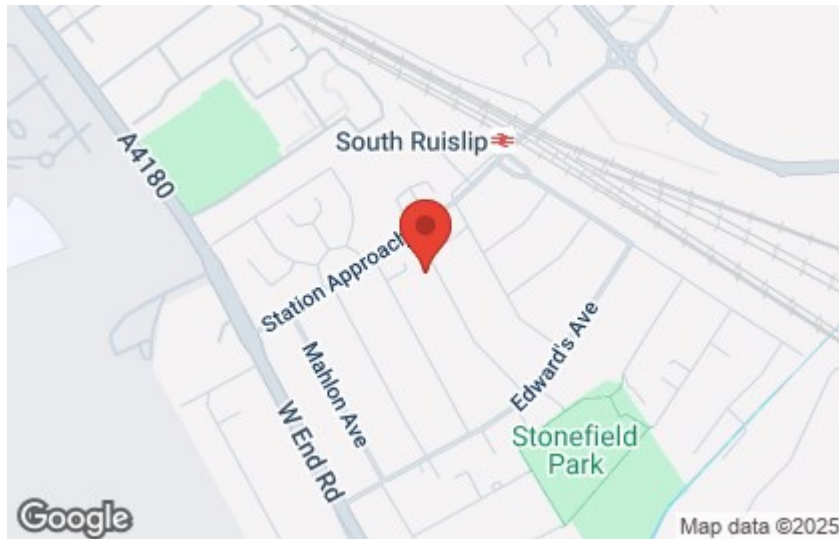
M4, A40, M25, M40



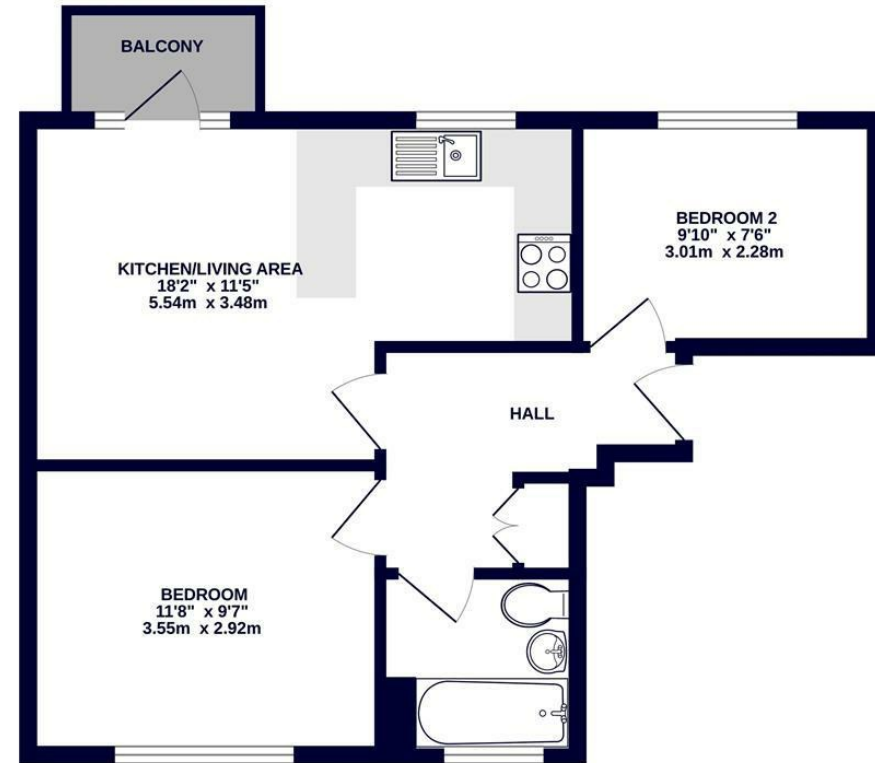
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



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TOTAL FLOOR AREA: 466 sq.ft. (43.3 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.  
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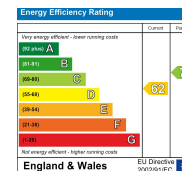
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