

# Astral House

Ruislip • Middlesex • HA4 6SE

Asking Price: £340,000



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Situated within the sought-after Astral House development in the heart of Ruislip, this beautifully presented two-bedroom, two-bathroom apartment offers modern living in a prime location. Perfectly suited for first-time buyers, downsizers, or investors, this well-designed property combines style, comfort, and convenience. Within walking distance of South Ruislip Tube Station (Chiltern and Central Lines) and only a short drive to the A40/M40/M25 motorway junctions.

Set in Astral House

Underfloor Heating

Off Street Parking

En-Suite

Spacious

Close To South Ruislip Station

Short Drive To A40 Junction

Double Glazing

No Chain

708 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

Upon entering the apartment, you are welcomed by a spacious central hallway, providing access to all principal rooms. The open-plan living and dining area offers a generous and versatile space, ideal for entertaining or relaxing, with direct access to the contemporary fitted kitchen, complete with integrated appliances and ample storage. The property boasts two well-proportioned bedrooms. The master bedroom features built-in storage and a private en-suite shower room for added luxury and convenience. The second bedroom is a good-sized double, positioned adjacent to the stylish family bathroom, which includes a full-sized bath. The property's layout maximises both space and light, creating a welcoming and practical home environment.

## SITUATION

Astral House is located on The Runway 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 The Runway 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 a supermarket and several restaurants but is also only a short drive to both Eastcote, Ruislip and Ruislip Manor.



### Schools:

Bourne Primary School (0.4 mi)  
 St Swithun Wells Catholic Primary School (0.6 mi)  
 Queensmead School (0.5 mi)



### Train:

South Ruislip (0.1 mi)  
 Ruislip Gardens (0.5 mi)  
 Ruislip Manor (1.2 mi)



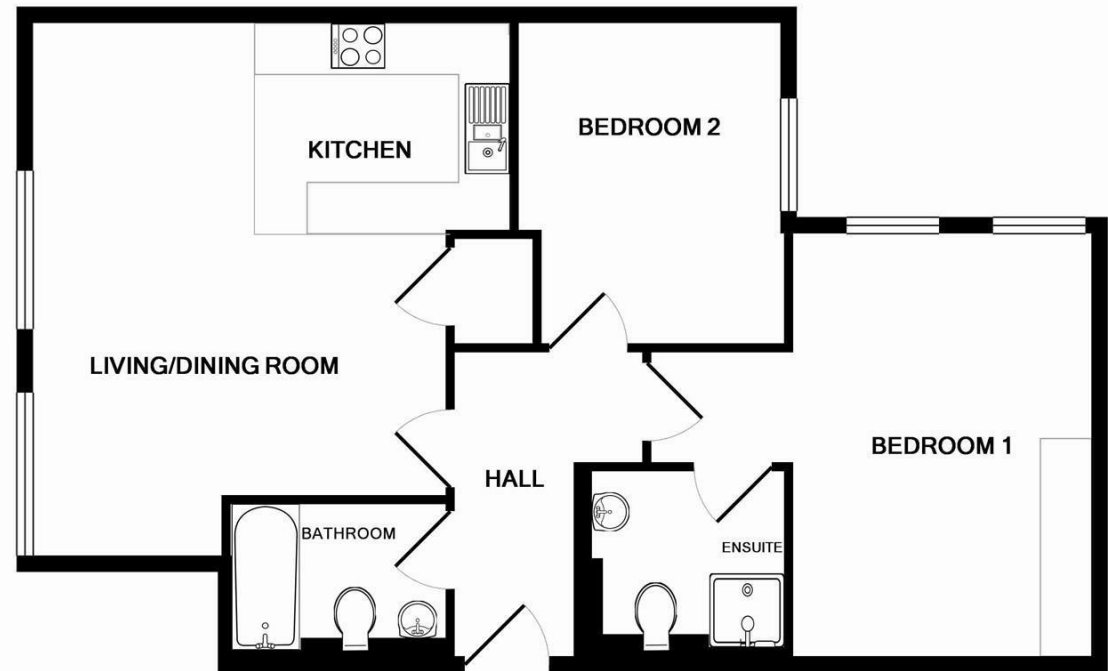
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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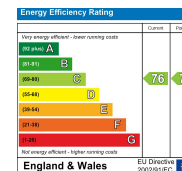
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