

Elliott Court

Eastcote • Middlesex • HA4 9UA

Offers In Excess Of: £400,000



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CHAIN FREE Welcome to this beautifully presented and spacious two double bedroom split-level apartment, set within the sought-after development of Elliott Court on Elliott Avenue. Boasting approximately 1,036 sq ft (96.2 sq m) of well-designed living space, including limited-use areas, this contemporary home offers style, comfort, and versatility across two floors.

CHAIN FREE

SPLIT LEVEL LUXURY FLAT

TWO DOUBLE BEDROOMS

OPEN PLAN LIVING SPACE

LARGE FAMILY BATHROOM

PRIVATE BALCONY

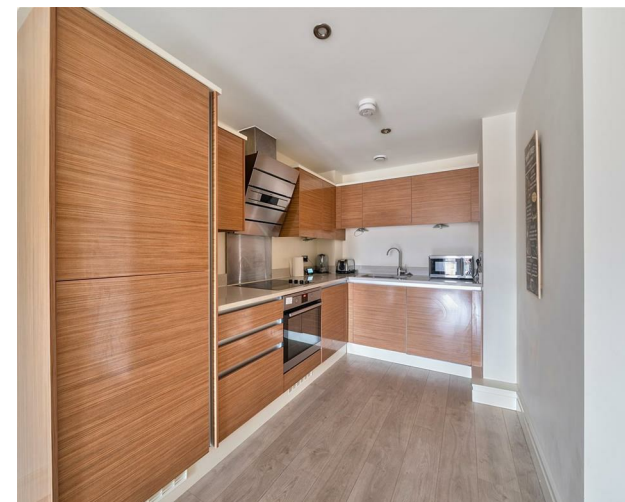
ALLOCATED PARKING SPACE

EPC RATING B (85)

112 YEARS REMAINING ON THE LEASE

1,036 SQ.FT. TOTAL

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, you're welcomed by a bright and airy hallway that leads into an impressive open-plan kitchen, dining, and reception area to the right hand side. The living space is ideal for both entertaining and everyday living, and it opens out onto a private balcony – perfect for enjoying your morning coffee or unwinding in the evening. Also on this floor is a large double bedroom and a stylish main bathroom with modern fittings. Upstairs, the principal bedroom spans the entire top floor, offering a sense of privacy and retreat. This spacious room features charming sloped ceilings that add character, along with its own en-suite WC.

OUTSIDE

The surrounding grounds of Elliott Court are meticulously cleaned and maintained to ensure the building is consistently looking its very best. There are large electric gates to the right hand side of the building which allow access to the private car park of which one space is allocated for this property.

SITUATION

Elliott Court is located a short walk from Ruislip Manor and Eastcote's bustling high streets offering numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines alternatively South Ruislip (Central line/BR) is a 10 minute walk away providing a reliable service into Central London. For the motorist A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity. Surrounded by beautiful woodland and open countryside Ruislip offers the perfect combination of rich village life on the fringes of one of the world's most cosmopolitan cities.



Schools:

Lady Banks Infant School 0.1 miles away
 Lady Banks Junior School 0.1 miles
 Newnham Infant and Nursery School 0.6 miles



Train:

Ruislip Manor 0.4 miles
 Eastcote 0.5 miles
 Ruislip 1.4 miles



Car:

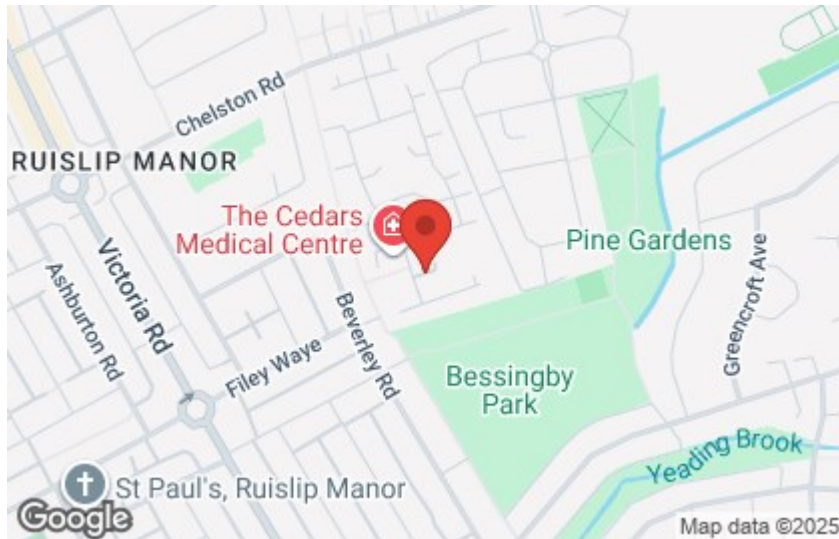
M4, A40, M25, M40



Council Tax Band:

E

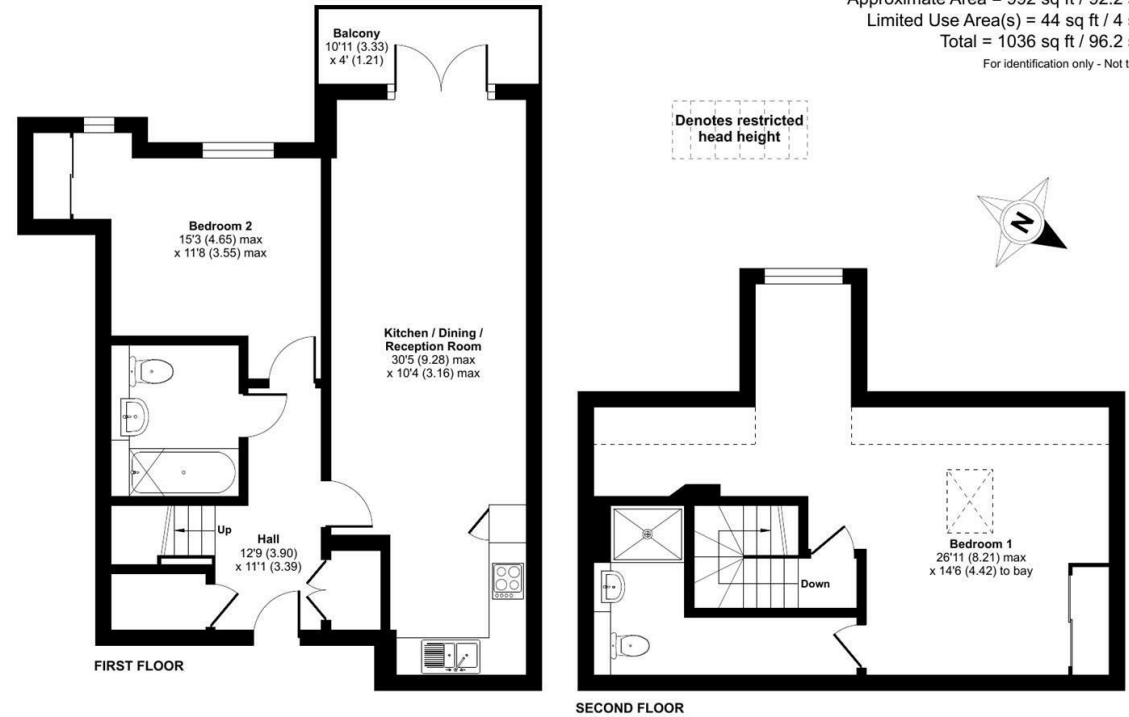
(Distances are straight line measurements from centre of postcode)



Elliott Avenue, Ruislip, HA4

Approximate Area = 992 sq ft / 92.2 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Total = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1313507

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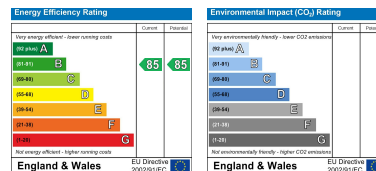
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