

# East Mead

Ruislip • Middlesex • HA4 9HH

Guide Price: £350,000



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This immaculate one-bedroom ground floor maisonette on East Mead, Ruislip, offers modern living in a peaceful residential setting. The property features a spacious open-plan kitchen, reception, and dining area, a contemporary bathroom with both bath and shower, and a generous double bedroom with built-in storage. Further highlights include a private garden ideal for relaxing or entertaining, off-street parking via driveway as well as guest parking to the rear of the building, and well-maintained interiors throughout. The front door, all internal doors and hallway are all wheelchair accessible. Conveniently located close to South Ruislip and Ruislip Manor stations, it provides easy access to local shops, restaurants, and transport links via the Central, Metropolitan, and Piccadilly lines.

GROUND FLOOR MAISONETTE

ONE DOUBLE BEDROOM

LARGE BATHROOM WITH BATH AND SHOWER

IMMACULATELY PRESENTED THROUGHOUT

OFF STREET PARKING

SHARE OF FREEHOLD

OPEN PLAN LIVING/DINING AREA

PRIVATE SOUTH FACING GARDEN

QUIET STREET

641 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.

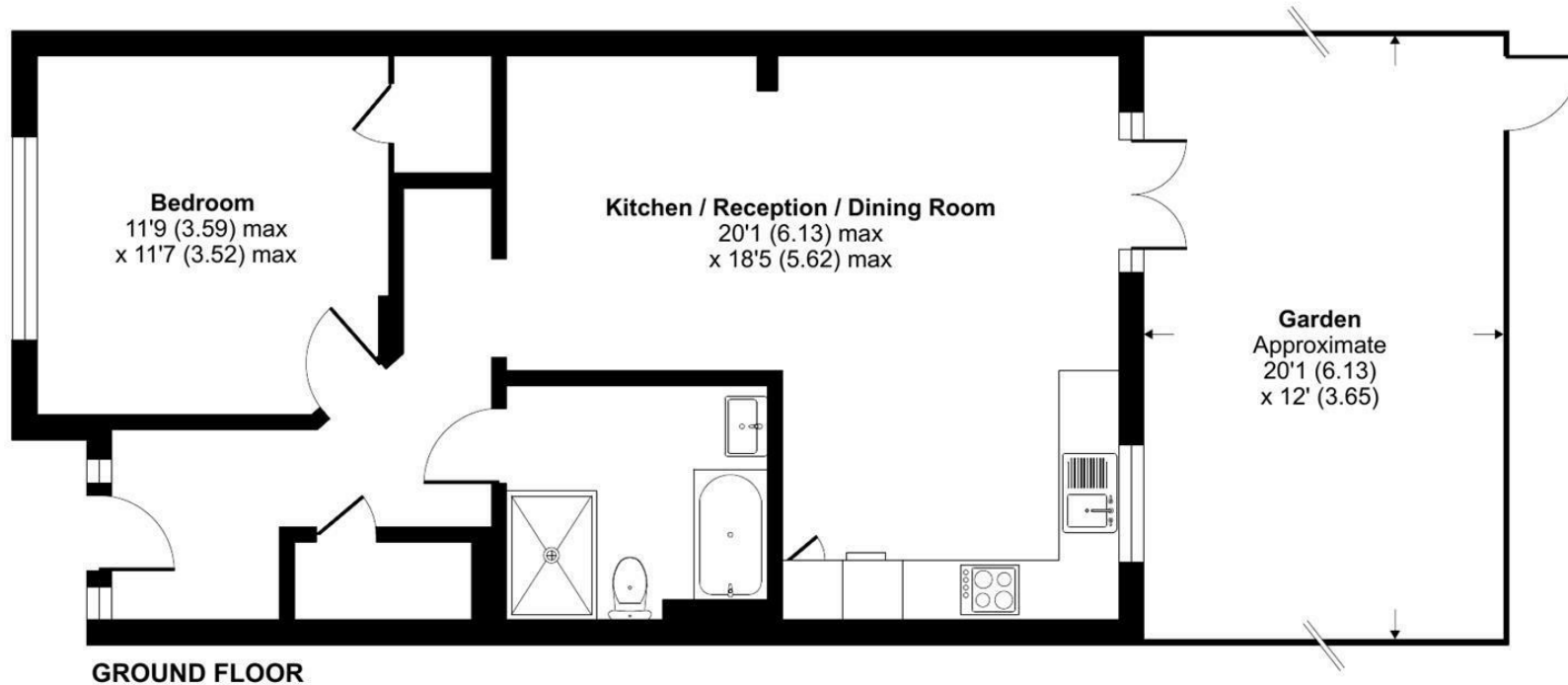




## East Mead, Ruislip, HA4

Approximate Area = 641 sq ft / 59.5 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). © nclhcom 2025. Produced for Coopers. REF: 1371372

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A++ (92-100)                                |         |           |
| A+ (89-91)                                  |         |           |
| A (86-88)                                   |         |           |
| B (83-85)                                   |         |           |
| C (81-82)                                   |         |           |
| D (79-80)                                   |         |           |
| E (77-78)                                   |         |           |
| F (75-76)                                   |         |           |
| G (73-74)                                   |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EPC Directive 2002/91/EC    |         |           |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.