



Herlwyn Avenue, Ruislip - HA4 6HJ
£350,000



LAWRENCE RAND



Key Features & Description

- Ground Floor
- Two Bedrooms
- Garden
- Close To Local Amenities
- New lease
- 164 years left on lease

A well-presented, spacious ground-floor maisonette with direct garden access and a private entrance leading into a bright reception room. Sold with a new lease, the property includes a large bedroom with bay window, fitted kitchen with outdoor access, and a modern bathroom.

The private rear garden features a patio, lawn, and pathway—ideal for relaxing or entertaining.

Located on sought-after Herlwyn Avenue, just moments from Ruislip High Street, with excellent transport links including Metropolitan and Piccadilly Lines, plus easy access to the A40.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.





Nearest Stations

Ruislip Manor Station – approx 0.3 miles

Ruislip Station – approx 0.7 miles

South Ruislip Station – approx 0.9 miles

Verified Information:

Council Tax band: C

EPC Energy Efficiency Rating: C

164 years unexpired in lease

No service charge and no ground rent

Suppliers:

Electricity supply: Mains, Water supply:
Mainswater, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage

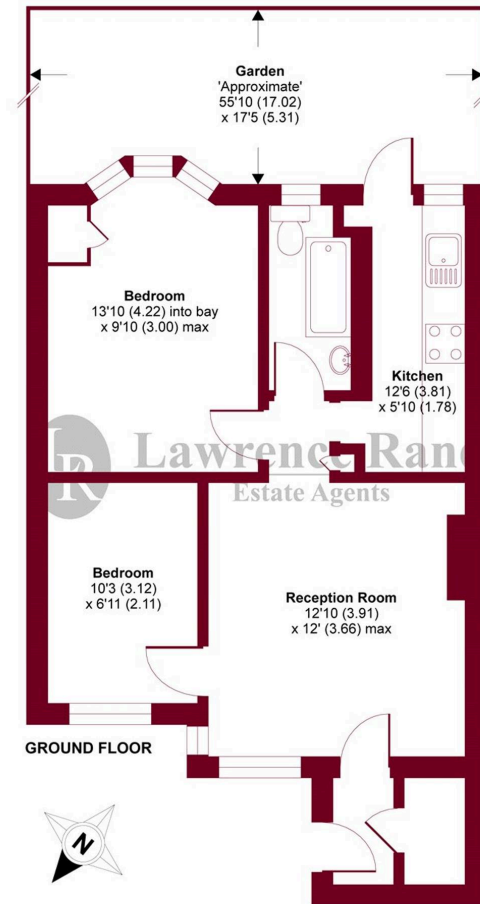
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent



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APPROX. GROSS INTERNAL FLOOR AREA 525 SQ FT 48.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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