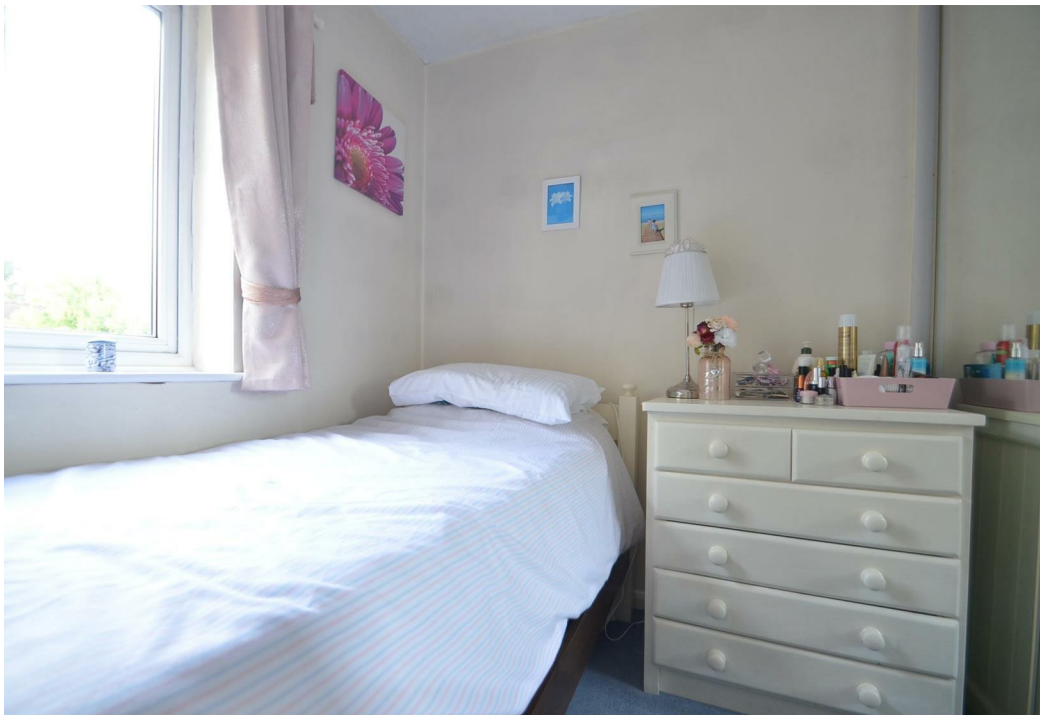


The Oaks

Ruislip • Middlesex • HA4 7LH
PCM: £1,200 PCM



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This one bedroom flat is a great opportunity to live in a comfortable, stylish and convenient setting in a highly sought after location within North Ruislip. Located off of one of Ruislip finest roads, Bell View Manor is a sought after block just footsteps away from Ruislip High Street's trendy eateries, shops and transport links. Commuters are well served with Ruislip station being only a short walk away at the end of the High Street giving easy access into central London and the city via the Metropolitan and Piccadilly tube lines. West Ruislip station is nearby and serviced by the Central Line tube, as well as Chiltern Railways trains into Marylebone Station. For the motorist, the A40/M40 and M25 are a short drive away, providing easy access to Central London and the Home Counties.

Very popular block

Stones throw from Ruislip High Street

Unfurnished

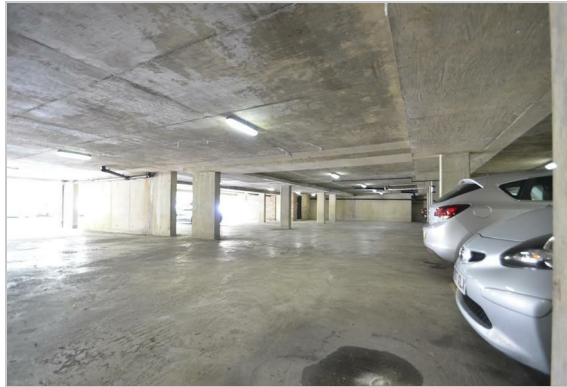
Walking distance to Ruislip Station

Underground parking

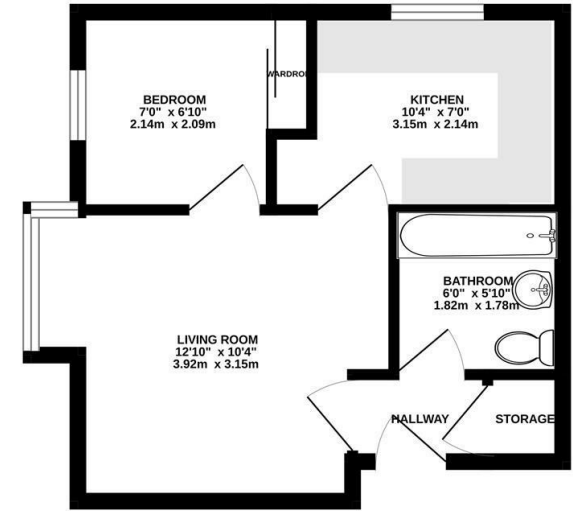
Maintained communal areas

Sought after location

Seperate spacious kitchen area



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 296 sq.ft. (27.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operability or efficiency can be given. Made with Metropix CS2023



Available Date

27th June 2026

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01895 625 625

**126-128 High Street, Ruislip,
Middlesex, HA4 8LL**
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Current Energy Rating: **63** (Target: **80**)

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.