



A very well presented two bedroom apartment  
High Street, Ruislip, Middlesex HA4 7AA

**ROBSONS**

**Asking Price: £1,800 pcm**

## **A very well presented two bedroom apartment**

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• ACCESS TO REAR • LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • TWO BEDROOMS • BATHROOM • GAS CENTRAL HEATING • UNFURNISHED

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### **Description**

A very well presented two bedroom apartment located above the shops on Ruislip's popular High Street, offering spacious and comfortable living accommodation

**\*\* An advance reservation payment of one weeks rent is required to secure the property \*\***

### **Location**

Ruislip, Ruislip Manor and Eastcote high streets can all be found close by which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links, the Central Line at South Ruislip tube station and the Metropolitan and Piccadilly Lines at Eastcote, Ruislip and Ruislip Manor tube stations. All of these lines provide a fast and frequent service into the heart of Central London and beyond. The area is also well served for primary and secondary schools, children's parks/playgrounds and Ruislip Lido can also be found close by. Access to the A40/M40 is nearby which gives direct access to London and the home counties with London Heathrow airport also accessible.





### Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band: C
- Deposit Amount: £2,076.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band D
- Available Date: 04/09/2026

| Energy Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|----------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs        |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                                  |         |           | (92-100) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                                   |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                   |         | 72        | (69-80) <b>C</b>                                                |         | 72        |
| (55-68) <b>D</b>                                   | 61      |           | (55-68) <b>D</b>                                                | 58      |           |
| (39-54) <b>E</b>                                   |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                   |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                    |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs        |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

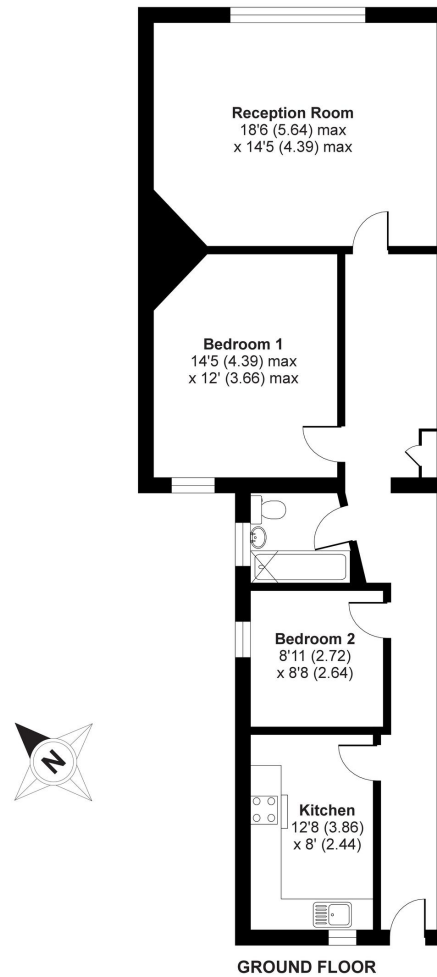
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## High Street, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 902 SQ FT 83.7 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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