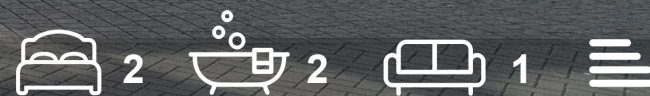




Arla Place, Ruislip, HA4 0GD
£365,000





Arla Place, Ruislip, HA4 0GD

£365,000

- Beautifully Presented Two Double Bedroom Apartment
- Chain Free
- Allocated Parking
- Walking Distance to Local Amenities
- 776 Sq Ft / 72.1 Sq M.
- Two Bathroom
- Short Walk From the Local Underground Station
- Sought After Development
- Private Balcony
- Third Floor

Description

This delightful house offers a perfect opportunity for first-time buyers seeking a modern and comfortable living space. Comprising of open-plan reception area that seamlessly integrates a sleek fitted kitchen, this inviting space is further enhanced by a private balcony, providing a lovely outdoor space, two double bedrooms, (master with ensuite) and a well-appointed main bathroom completes the home.

The development has many benefits including secure video entry phone system, allocated parking and well maintained communal grounds.

Situation

Emerald Court, Arla Place with Ruislip Manor and Eastcote high street being just a short distance away with its variety of local shops, cafes, coffee shops, takeaways and restaurants. South Ruislip station is just moments away with the Central line making the journey into central London a breeze,. For the motorist A40 leading to London and the Home Counties is also close by. The area is served by a number of highly regarded schools including Lady Bankes primary school and Ruislip high school.



Emerlad Court, HA4
Approximate Area = 776 sq ft / 72.1 sq m
For identification only - Not to scale

CH = Ceiling Height

Third Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
Produced for Allday & Miller.

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A map of the South Ruislip area. The map shows a network of roads including Bridgwater Rd, Victoria Rd, W Mead, Angus Dr, The Fairway, Long Dr, Station Approach, and Edward's Ave. A green location pin is placed on Angus Dr, just north of its intersection with Victoria Rd. The railway line is visible running diagonally across the lower part of the map. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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