



Bridgwater Road, Ruislip - HA4 6LN
£1,700 pcm

Lr **LAWRENCE RAND**



Bridgwater Road

Ruislip

- TWO DOUBLE BEDROOMS
- 2ND FLOOR FLAT (NO LIFT)
- LAMINATE FLOORING
- BATHROOM WITH A SHOWER
- MODERN KITCHEN
- STORAGE
- CLOSE TO RUISLIP GARDENS OR SOUTH RUISLIP STATIONS

A spacious TWO bedroom second-floor apartment available TO RENT, ideally situated within a short walk of Ruislip Gardens.

This well-presented home offers a welcoming entrance hallway leading through to a spacious and bright lounge, featuring a large window that floods the room with natural light and direct access to a private balcony. The fitted kitchen is accessed from the lounge, the property further benefits from two generously sized bedrooms, ample storage and a bathroom.

Just a short stroll from **Ruislip Gardens Central Line station** and the vibrant **Ruislip High Street**, with its wide selection of shops, restaurants, and cafés. Excellent road links via the A40/M40/M25 offer quick access to **Central London, Heathrow Airport**, and the **Home Counties**.

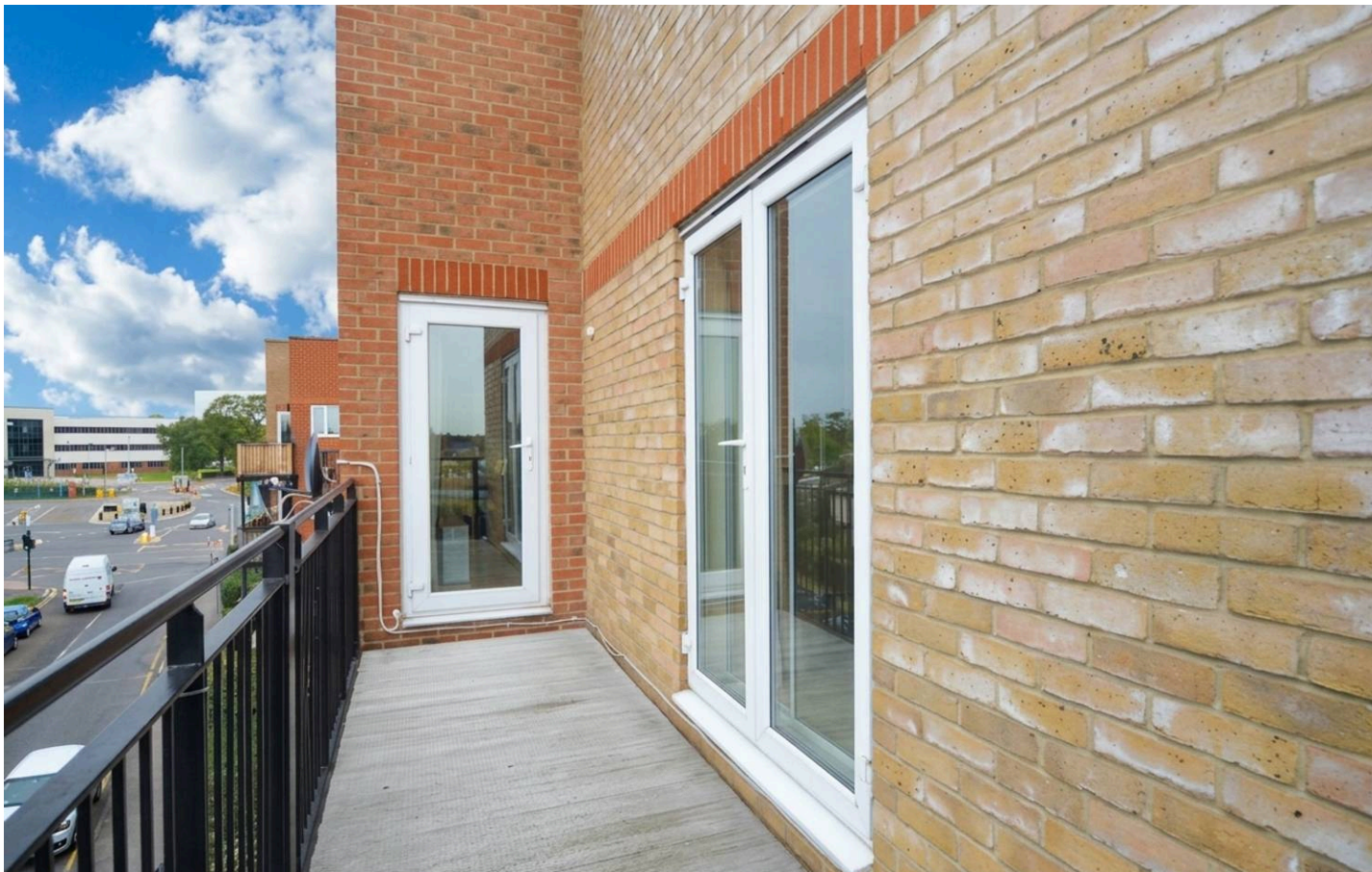
Hillingdon Council Tax Band C

Energy Performance Certificate (EPC) Rating C

Five week security deposit payable is £1,961.53 (based on the advertised rent)

A Holding Deposit of £392.30 is required to reserve this property (based on the advertised





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Council Tax band: C

Tenure: Leasehold

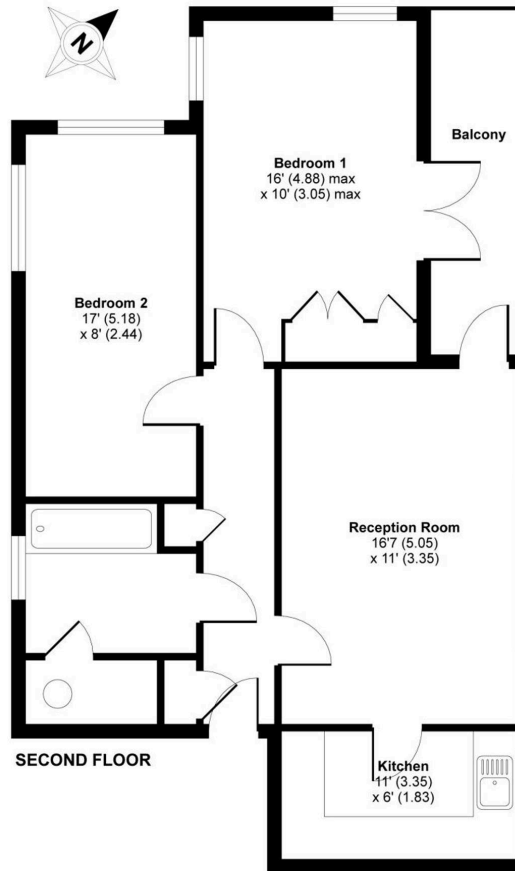
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E



Bridgwater Road, Ruislip, Middlesex, HA4

APPROX. GROSS INTERNAL FLOOR AREA 708 SQFT / 65.7 SQM



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