

# Austin

Residential



## Pembroke Road, Ruislip, Middlesex HA4 8NQ

Per month **£1,450 Per**  
EPC Rating Current 68 Potential 77

A superbly presented and spacious one bedroom second floor apartment in this small residential development in the heart of Ruislip.

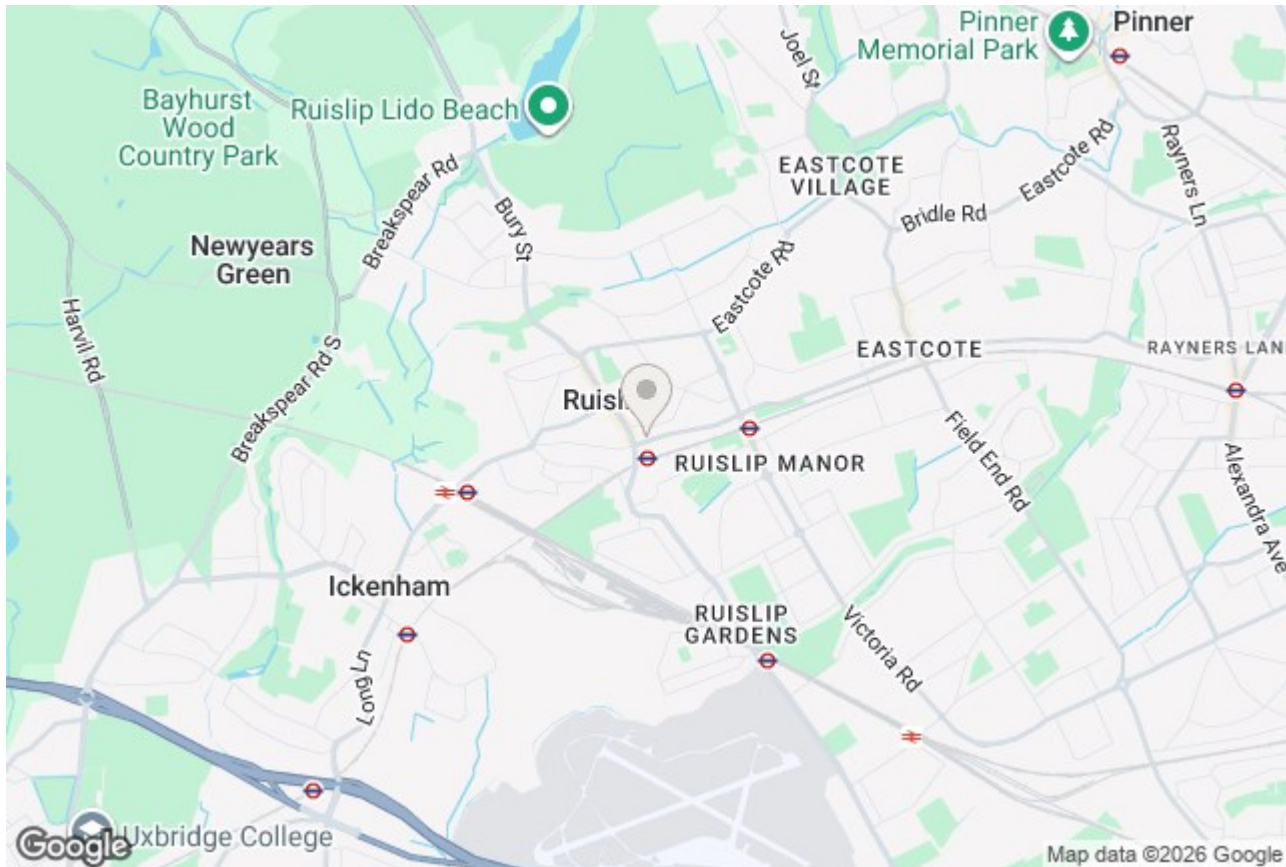
The property briefly comprises; spacious living room, one double bedroom, fitted kitchen and bathroom suite.

Further benefits include; Electric heating, double glazing and generous storage.

Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street, Ruislip and West Ruislip Train Stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned apartment buildings in the area.

Available July- Unfurnished





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
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5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
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#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

☎ Tel : 01895 613000

☎ Fax: 01895 613018

✉ Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)