



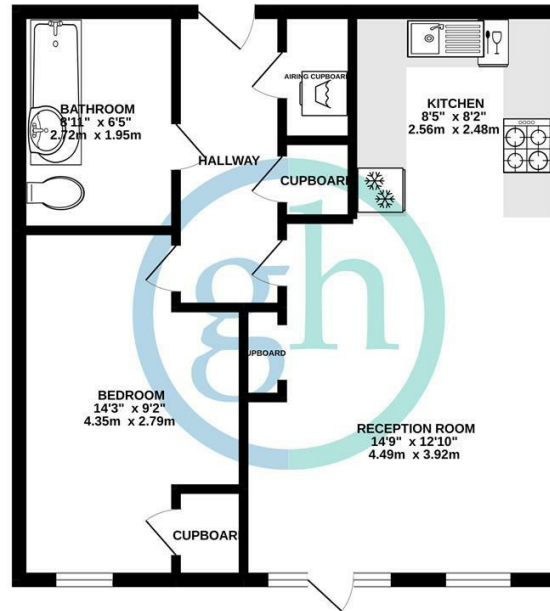
Drake House, Ruislip, HA4 7GL
£1,400 PCM



A modern, luxury one bedroom apartment, conveniently placed just a short walk from Ruislip High Street in this exclusive development. Built and finished to a high specification this property briefly comprises: an open plan living space, modern fitted kitchen with integrated appliances, modern bathroom suite, one good sized bedroom and a private balcony. Other benefits include double glazing, gas central heating, lift access, allocated parking for one vehicle and visitor parking. Set in close proximity to the High Street with its array of restaurants, shops and transport links. Ruislip tube station (Metropolitan/Piccadilly lines) is at the end of the High street whilst West Ruislip station (Central/BR) is also within easy walking distance. For the motorist the A40/M40 and M25 road links offer swift and easy access to London and the Home Counties. The property is also ideally located for the highly regarded schools including BWI, Whiteheath and Sacred Heart, along with a number of leisure facilities including Ruislip Golf Club, bowls club and Riverside Health Club which has a modern gym, tennis and squash courts and swimming pool.



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq ft. (47.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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