

Northdown Close

Ruislip • Middlesex • HA4 6JY

Guide Price: £339,000



coopers
est 1986

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Coopers are delighted to present this charming two-bedroom ground floor maisonette, ideally positioned in the sought-after and peaceful residential area of Northdown Close, Ruislip. Offering approximately 527 sq. ft. (49.0 sq. m.) of thoughtfully arranged living space, this property is perfectly suited to first-time buyers, downsizers, or investors looking for a well-located home.

CHAIN FREE

GROUND FLOOR MAISONETTE

TWO BEDROOMS

LIVING ROOM

GALLEY KITCHEN

FAMILY BATHROOM

QUIET ROAD

LARGE PRIVATE GARDEN

174 YEARS REMAINING ON THE LEASE

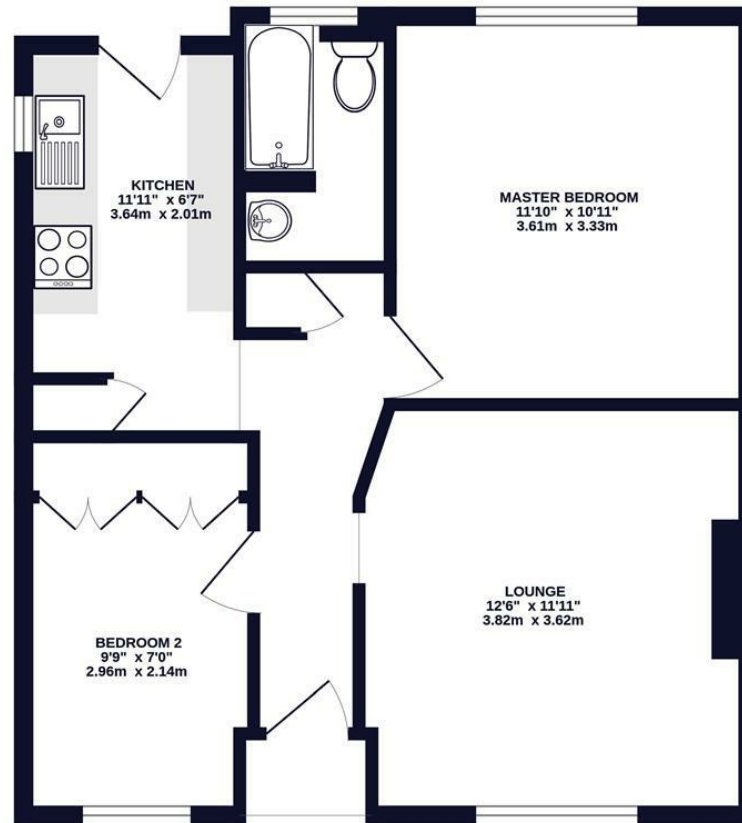
527 SQ.FT.

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
How energy efficient? - lower rating costs			
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Not energy efficient - higher running costs	G		
England & Wales			
EPC Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.