DAVID CHARLES

EXECUTIVE LETTINGS • PROPERTY MANGEMENT
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
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WEST END ROAD, RUISLIP, MIDDLESEX HA4 6QG

£1,550 PCM

This one bedroom ground floor apartment with secure underground parking with remote control access is situated in a convenient location for the shopping facilities and Central Line station at South Ruislip with its direct link into the city. The A/M40 is also within easy reach for access to the North and South. Accommodation comprises communal entrance with audio video entry phone system, entrance hallway, double bedroom with fitted wardrobes, study area, bathroom, lounge open plan to kitchen and patio. To the outside there is secure cycle storage and communal gardens.

- Purpose Built Apartment
- Ground Floor
- 24ft Open Plan Living Room/Kitchen
- Study

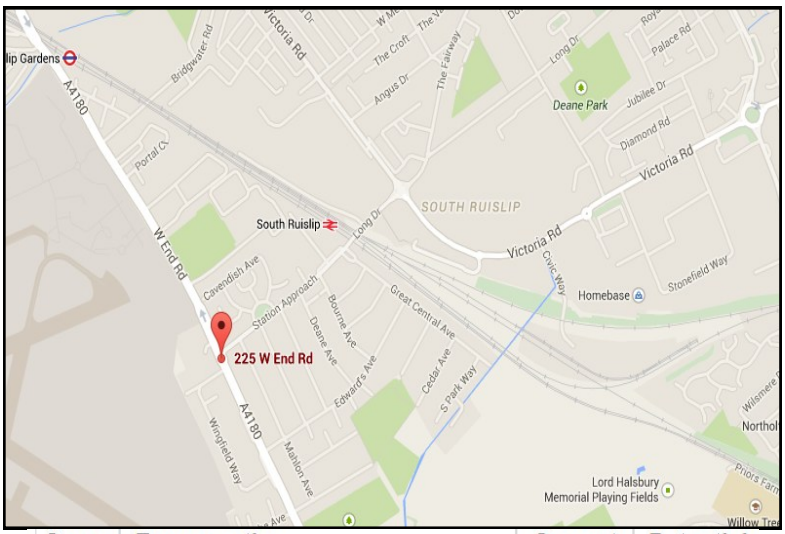
Modern Bathroom/WC

Communal Gardens

Unfurnished

Available from 18th April
(Subject to References)

0203 226 0926

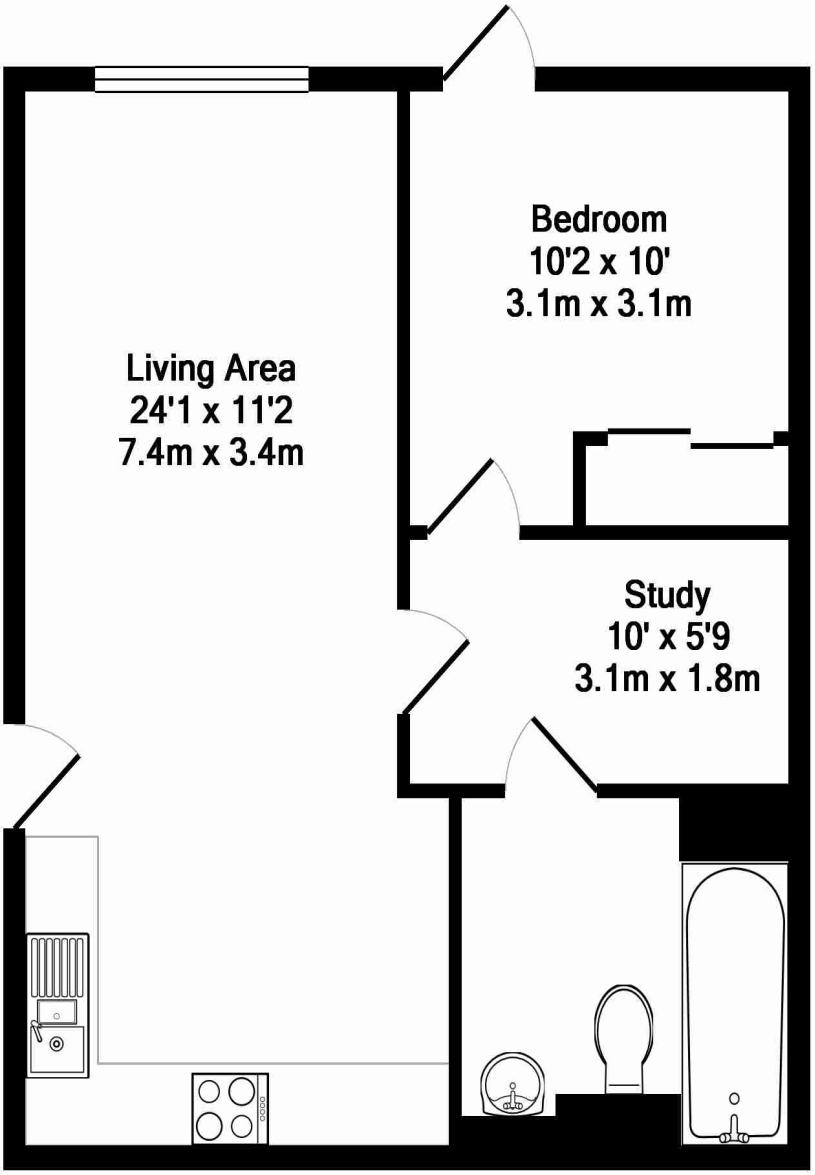


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL INFORMATION

COUNCIL TAX
London Borough of Hillingdon - Band C £1,818.19

LOCAL TRANSPORT
South Ruislip Station - 0.3 miles
Ruislip Gardens Station - 0.5 miles



TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.