

Seaford Close, Ruislip - HA4 7EQ

Offers in Region of **£325,000 | Share Of Freehold**

LAWRENCE RAND







Key Features & Description

- Two double bedrooms
- Share of freehold
- Ground floor flat
- Garage
- Private entrance
- Close to Ruislip amenities

Nestled within a quiet and well-maintained residential close in Ruislip, this attractive two double bedroom ground floor flat offers a perfect blend of comfort, space, and convenience.

The property features a spacious and bright living room, providing ample space for both relaxation and dining. A well-appointed kitchen offers plenty of storage and workspace, making it both practical and functional for everyday living.

Both bedrooms are generously sized doubles with fitted wardrobes, offering flexibility for families, guests, or those needing a home office. The property benefits from its ground floor position, providing easy access and added convenience.

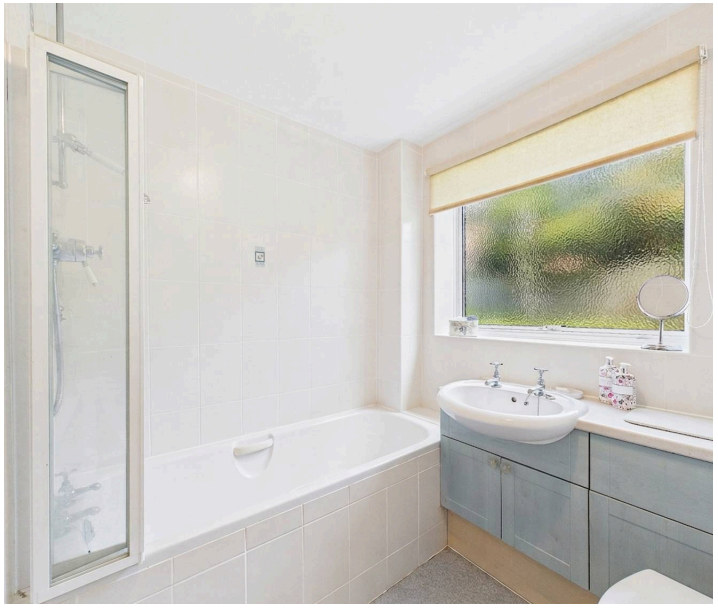
Located in a quiet residential close, the property enjoys a peaceful setting while still being within easy reach of Ruislip's local amenities, including shops, restaurants, and transport links. Excellent nearby transport connections provide straightforward access into Central London, making it an ideal choice for commuters.

Additional benefits include communal gardens and good local schools nearby.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.







Nearest Station

Ruislip Gardens station – approx 0.5 miles

South Ruislip station – approx 0.8 miles

Ruislip station – approx 1.2 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: C

Share Of Freehold

Service charge £111 Per Month

Suppliers:

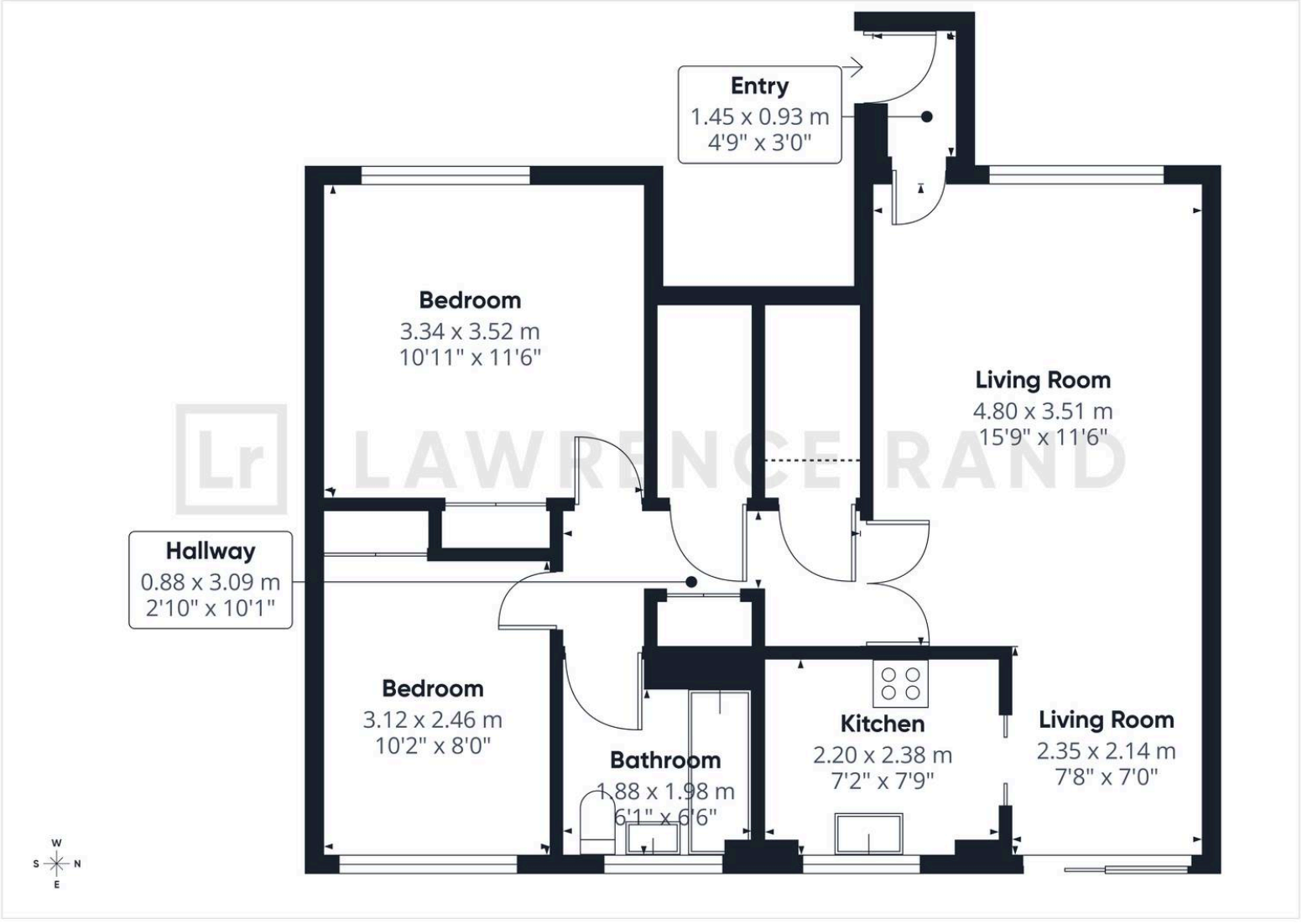
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.