



Malt Works Apts, 281 Field End Road – HA4 9DQ

Guide Price **£375,000**



LAWRENCE RAND



Key Features & Description

- Two Double Bedrooms
- Open Plan Kitchen
- Two Bathrooms
- Long Lease
- Walking Distance To Eastcote High Street And Station
- Lift Access
- Allocated Gated Parking For One Car

This stylish and modern two bed, two bath apartment located in Malt Works Eastcote, offers spacious and well-appointed accommodation throughout, ideal for first-time buyers, professionals, or investors alike. The property boasts a bright and airy open-plan living/dining area, perfect for both relaxing and entertaining, with large windows allowing for an abundance of natural light.

The contemporary fitted kitchen features a range of sleek units and integrated appliances, providing both practicality and style. The impressive master bedroom benefits from a modern en-suite shower room, while the second bedroom is a generous double, served by a well-finished family bathroom.

Further benefits include ample storage space, secure entry system, and well-maintained communal grounds.

Ideally situated in Eastcote, the property is within easy reach of local shops, restaurants, and excellent transport links, including nearby Underground stations, offering convenient access into Central London.

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





Nearest Station

Nearest Stations Eastcote Station – approx 2–3 minute walk

Ruislip Manor Station – approx 0.7 miles

Rayners Lane Station – approx. 1.1 miles

Verified Information:

Council Tax band: D

EPC Energy Efficiency Rating: D

Lease Years Remaining 243

Ground Rent £2544

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

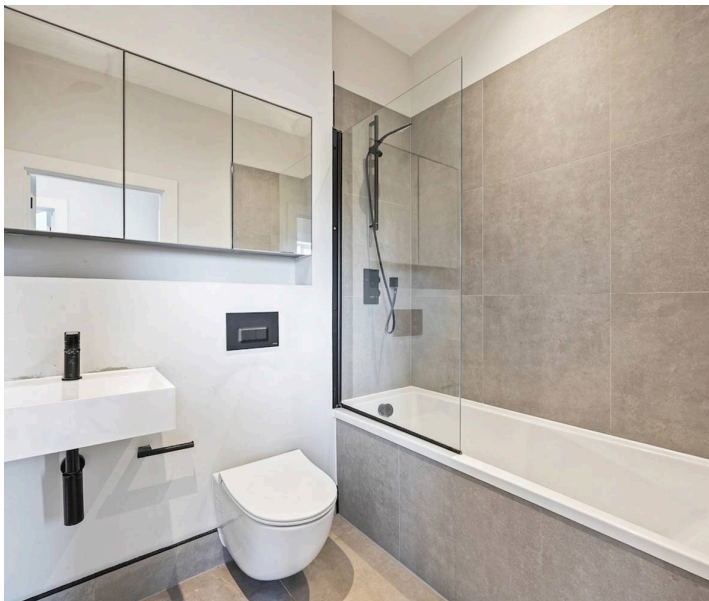
Sewerage: Mains

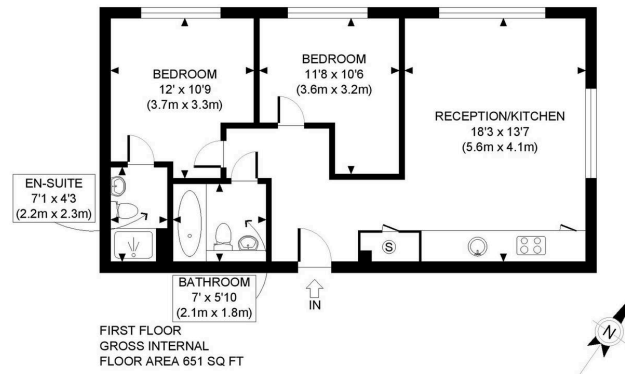
Heating: Electric Heating

Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

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





APPROX. GROSS INTERNAL FLOOR AREA: 651 SQ FT/ 60 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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.