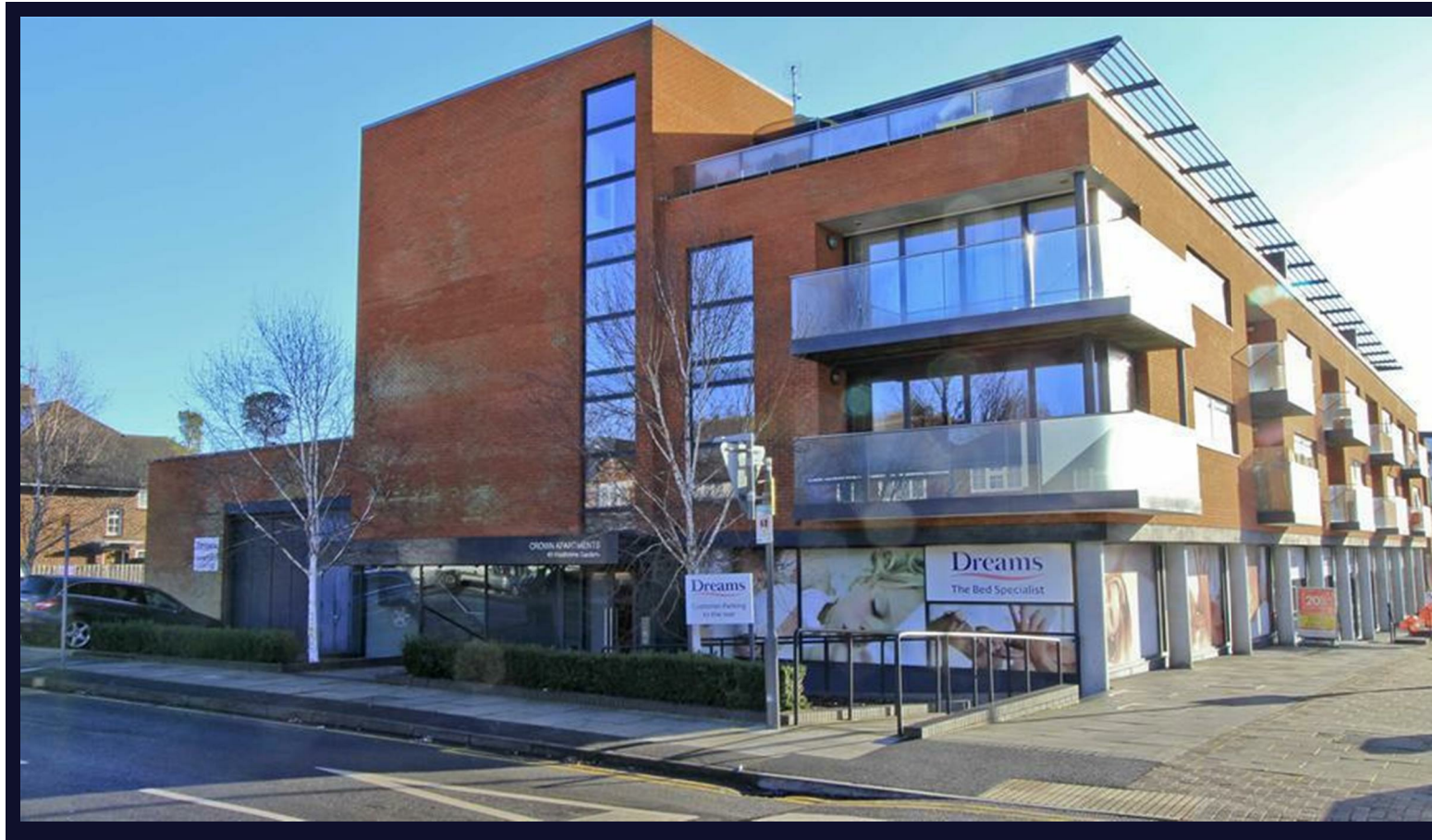


Westholme Gardens

Ruislip • Middlesex • HA4 8QH

Asking Price: £400,000



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Westholme Gardens

Ruislip • Middlesex • HA4 8QH

Situated within the highly sought-after Crown Apartments development, this well-presented first floor two bedroom apartment offers comfortable and contemporary living in a prime Ruislip Manor location.

The property features a bright and spacious living room with direct access to a private balcony, providing an ideal space for both relaxing and entertaining. The separate fitted kitchen is thoughtfully arranged with ample storage and worktop space. Accommodation includes two generously sized bedrooms, both served by a modern family bathroom. The layout is practical and well balanced, making the apartment suitable for owner-occupiers, downsizers, or investors alike. Further benefits include a secure communal entrance, well-maintained communal areas, and a peaceful residential setting. Ideally positioned just a short distance from Ruislip Manor Underground Station, the apartment enjoys easy access to local shops, cafés and amenities, along with excellent transport links into Central London.

This is an ideal opportunity for first-time buyers, downsizers or investors looking to purchase in a consistently popular location.

TWO BEDROOM

APARTMENT

TWO BATHROOM

EN SUITE

PARKING

CHAIN FREE

BALCONY

SOUGHT AFTER LOCATION

CLOSE TO THE STATION AND AMENITIES

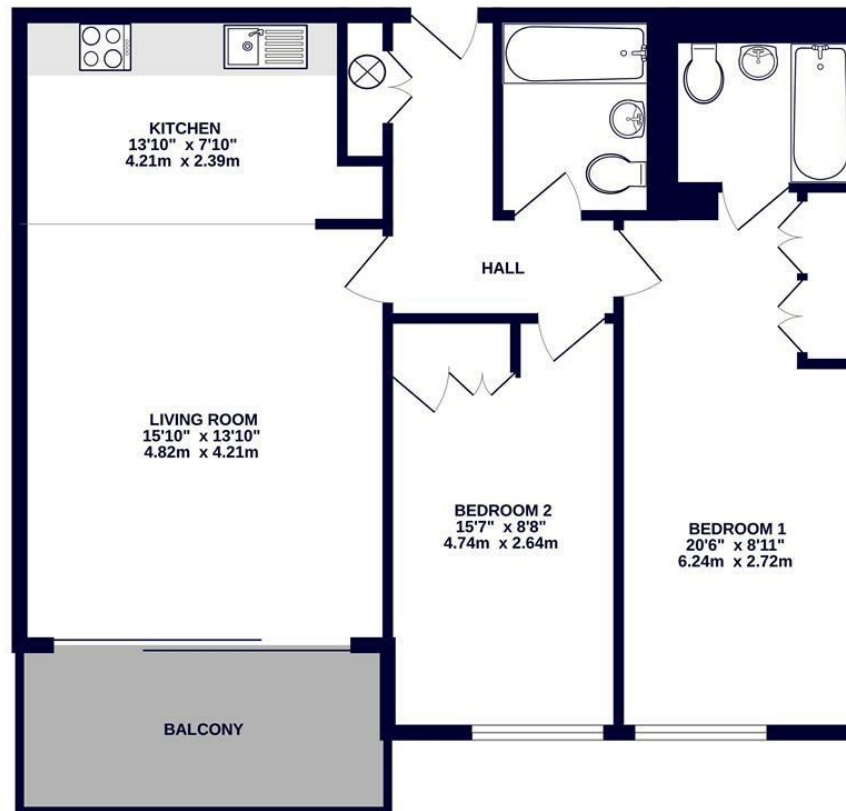
787 SQ FT

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
787 sq.ft. (73.2 sq.m.) approx.



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TOTAL FLOOR AREA : 787 sq.ft. (73.2 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Below 35 Not energy efficient - higher running costs		
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.