

Dell Farm Road, Ruislip - HA4 7TX

£325,000 | Leasehold

LAWRENCE RAND







Key Features & Description

- Two Bedroom
- Spacious Reception Room
- Garage
- Top Floor Flat (3rd Floor No Lift)
- Close To Ruislip Lido
- Fitted Kitchen
- 937 years on the lease

This well-presented two-bedroom flat on Dell Farm Road in Ruislip offers a comfortable and practical living space, ideal for first-time buyers, small families, or investors. The property features a bright and airy living room, providing plenty of natural light and a welcoming atmosphere for relaxing or entertaining guests.

The separate kitchen is thoughtfully laid out with ample storage and workspace, making it both functional and convenient for everyday use. Both bedrooms are generously sized. The Property benefit from a garage which can be used for addition storage.

The flat also benefits from a modern bathroom, well-maintained interiors, and a clean, neutral décor throughout, allowing buyers to easily make it their own.

Located in a quiet residential area, the property enjoys easy access to local shops, schools, and transport links, making commuting and day-to-day living straightforward. With green spaces and amenities nearby, this flat combines suburban tranquility with practical convenience.

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Nearest Station

Ruislip Station - Approx 0.6 miles

Ruislip Manor Station- Approx 0.8 miles

Ruislip Gardens Station - Approx 1.0 mile

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: D

Lease Years Remaining 938

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

Broadband: FTTP (Fibre to the Premises)

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



Approximate net internal area: 634.67 ft² / 58.96 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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