



212 Herlwyn Avenue, Ruislip - HA4 6HJ  
£350,000



**LAWRENCE RAND**



## 212 Herlwyn Avenue

Ruislip, Ruislip

- Ground Floor
- Two Bedrooms
- Garden
- Close To Local Amenities
- New lease

This well-presented and generously proportioned ground-floor maisonette offers bright and spacious accommodation throughout with direct access to garden. The property is accessed via a private entrance leading directly into a spacious reception room, creating a welcoming and open feel and is being sold with a new lease.

Further into the property, a central hallway provides access to the principal bedroom, featuring a large bay window overlooking the rear garden, a fitted kitchen with direct access to the outside, and a modern bathroom comprising a white three-piece suite, the property is suitable for first time buyers, buy to let investors and downsizers.



The property benefits from a private rear garden, featuring a paved patio area, a well-maintained lawn, and a pathway—ideal for outdoor relaxation and entertaining.

Herlwyn Avenue is a sought-after residential road, perfectly positioned just moments from Ruislip High Street, offering a wide selection of shops, cafés, and restaurants. Excellent transport links are nearby, including Metropolitan and Piccadilly Line services providing direct access into London. Additional Central Line and National



## 212 Herlwyn Avenue

Ruislip, Ruislip

Nearest Stations Ruislip Manor Station – approx 0.3 miles  
Ruislip Station – approx 0.7 miles South  
Ruislip Station – approx 0.9 miles

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Council Tax band: C

Tenure: Leasehold

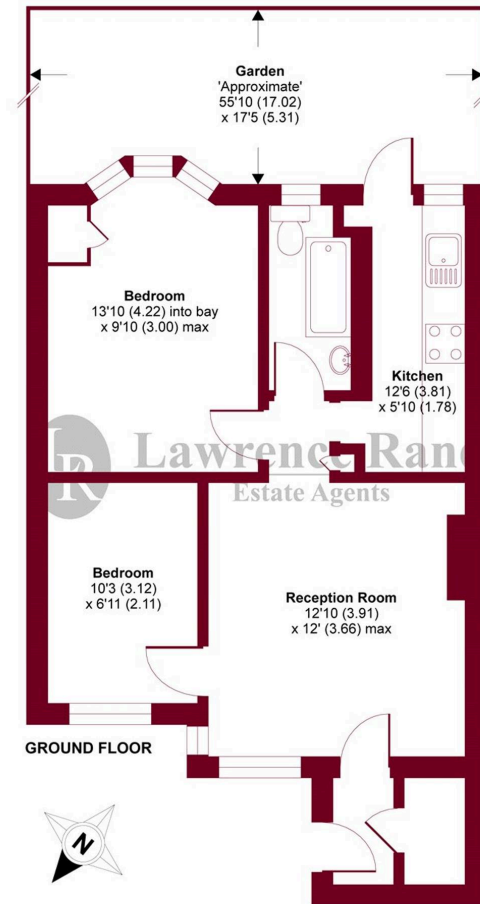
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Herlwyn Avenue, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 525 SQ FT 48.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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