



- Two Bedrooms
- Modern Fitted Kitchen
- On Street Parking
- Gas Central Heating
- Available Immediately

- Ground Floor Maisonette
- Renovated Property
- Communal Gardens
- Close To Ruislip High Street
- EPC Rating C

We are proud to present this newly renovated two-bedroom ground-floor maisonette located in a quiet, popular cul-de-sac within walking distance of Ruislip High Street and local amenities. The property briefly comprises: a spacious living room, two double bedrooms with built-in storage space, a brand-new kitchen with built-in appliances and a newly fitted, modern bathroom suite.

Further benefits include gas central heating, well-maintained communal gardens with direct access from the property and residential street parking available.

Seaford Close is situated in a sought-after residential road close to Ruislip High Street and provides convenient access to a range of shops, restaurants and coffee shops. There are excellent transport links via the Metropolitan & Piccadilly Line at Ruislip Station, the Central line at West Ruislip Station, and easy access to the A40, M40, and M25 motorway junctions.

Available immediately, unfurnished.

Rent: £1,750 PCM

Deposit: £2,019.23 (5 weeks' rent)

Holding deposit: 1 week's rent £403.84 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



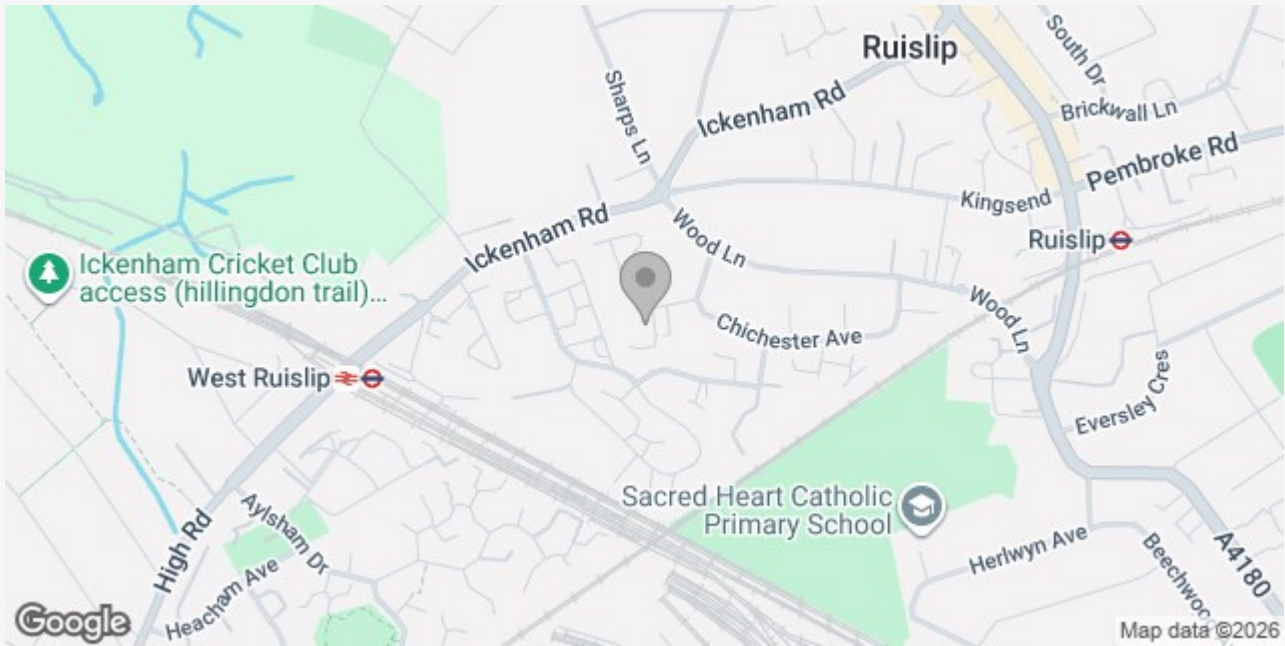
**Seaford Close, Ruislip, HA4 7EQ**

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.