



**West Mead, Ruislip - HA4 0TL**

Guide Price **£475,000**



**LAWRENCE RAND**



## 76 West Mead

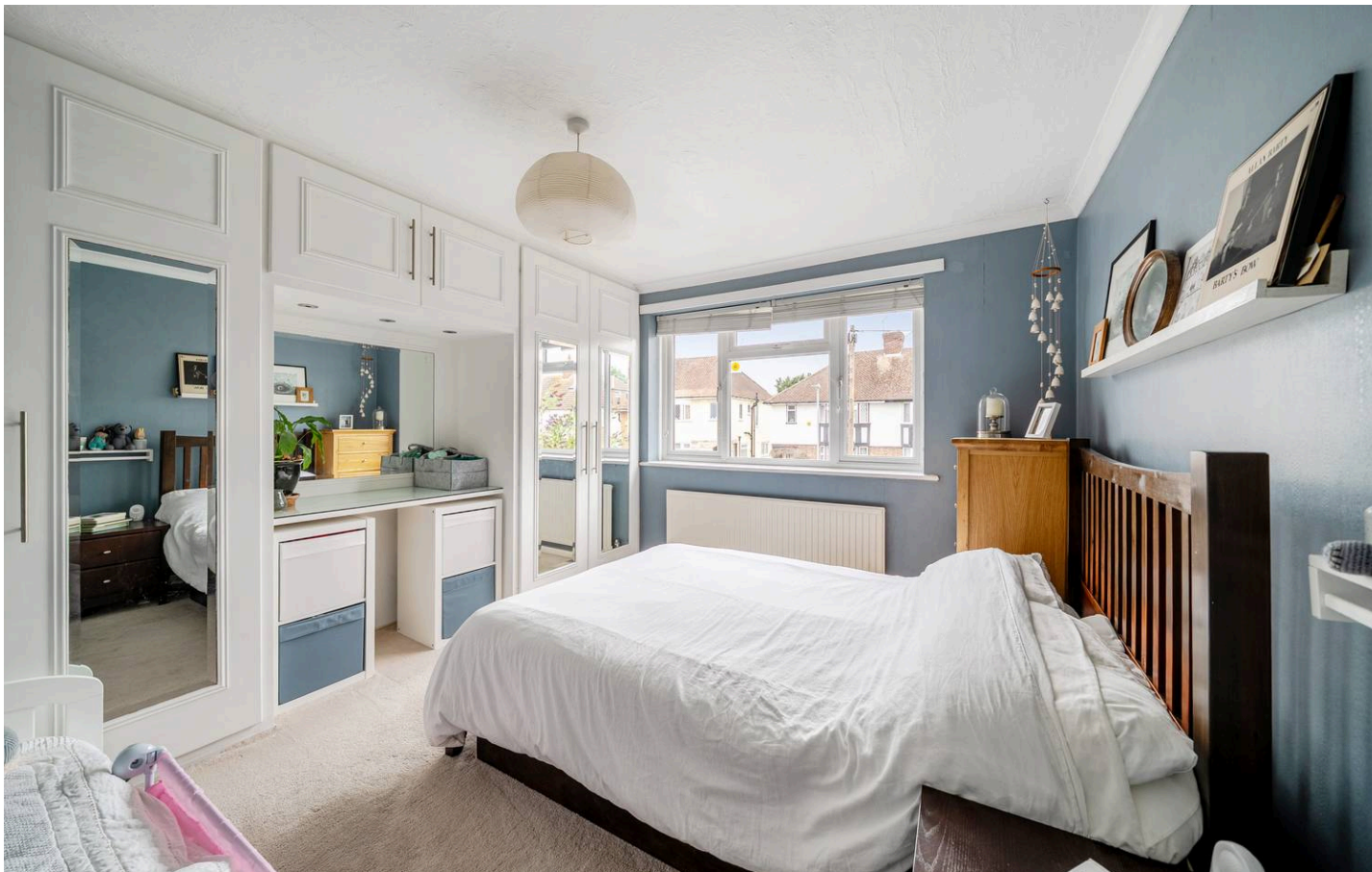
Ruislip, Ruislip

- Two bedroom maisonette
- Studio/Office Space
- Modern Kitchen
- 164 years on lease
- Garage
- Off street parking
- Gas central heating
- Private garden
- Close to local amenities

A generously sized and well-presented two-bedroom first-floor maisonette, ideal for first-time buyers, downsizers, or investors. With a long 164-year lease, the property offers comfort, convenience, and long-term security. The home features a bright and spacious living room, a modern fitted kitchen with ample storage, two well-proportioned bedrooms, and a contemporary bathroom with a shower over the bath. A versatile studio or home office adds extra flexibility for working from home or hobbies. Outside, a private rear garden provides a peaceful retreat, complemented by a charming outbuilding, off-street parking, and a garage—perfect for a variety of lifestyle needs. Ready to move in while offering scope for personalisation, this property combines modern living with a highly desirable location.

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### Nearest Stations

South Ruislip - approx 0.3 miles  
Ruislip Gardens Station - approx 0.6 miles  
Ruislip Manor station - approx 1.1 miles

### Verified Material Information:

Energy Performance rating: D  
Council tax band: C  
Local Authority: London Borough of Hillingdon  
Length of lease: 164

### Suppliers

Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains  
Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





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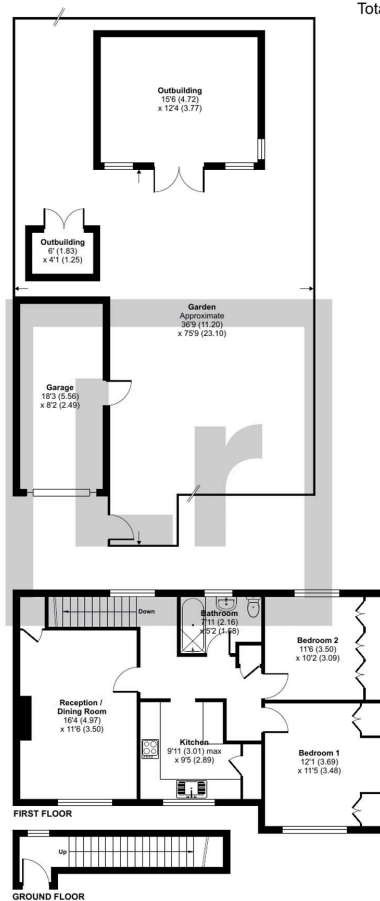
Approximate Area = 801 sq ft / 74.4 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuildings = 217 sq ft / 20.1 sq m

Total = 1167 sq ft / 108.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lawrence Rand. REF: 1332097

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