

# Elliott Avenue

Ruislip • Middlesex • HA4 9UA

Asking Price: £400,000



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A well-presented two bedroom first floor apartment offering bright, spacious accommodation across approximately 977 sq ft, ideally situated in a sought-after residential location close to local amenities and transport links. The property features an impressive open-plan kitchen/reception/dining room measuring over 21ft, creating a superb space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of units and integrated appliances, while the reception area benefits from excellent natural light. The apartment comprises two generously sized double bedrooms, including a substantial principal bedroom occupying the upper floor with its own en-suite shower room and useful storage space. Bedroom two is well-proportioned and conveniently located alongside the main family bathroom, which is fitted with a modern suite. Additional benefits include ample storage, one allocated parking space, a versatile split-level layout, and a convenient position within easy reach of Ruislip's shops, restaurants, schools, and excellent transport connections.

CHAIN FREE

FIRST FLOOR APARTMENT

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

LARGE LIVING ROOM

MODERN KITCHEN

ALLOCATED PARKING SPACE

EN SUITE TO MASTER BEDROOM

QUIET LOCATION

977 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.

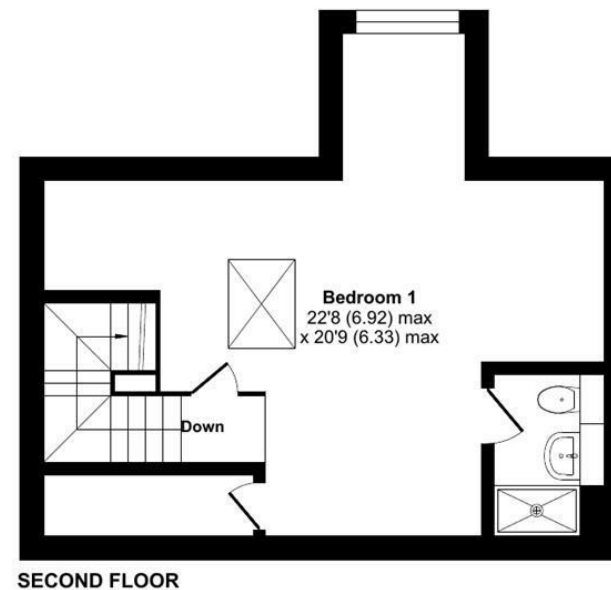
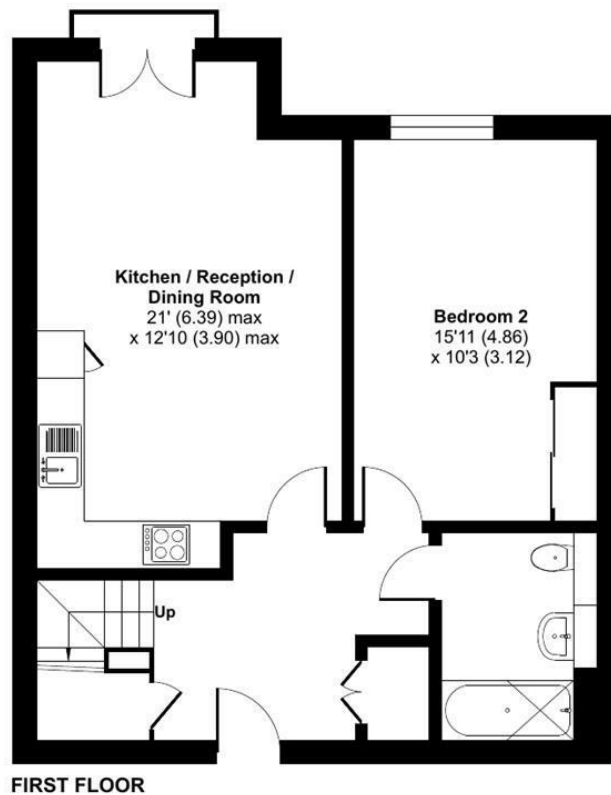




# Elliott Avenue, Ruislip, HA4

Approximate Area = 977 sq ft / 90.7 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). © n/checom 2026. Produced for Coopers. REF: 1455379

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		81	82

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.