

Elliott Court

Eastcote • Middlesex • HA4 9UA
Offers In Excess Of: £400,000



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CHAIN FREE Welcome to this beautifully presented and spacious two double bedroom split-level apartment, set within the sought-after development of Elliott Court on Elliott Avenue. Boasting approximately 1,036 sq ft (96.2 sq m) of well-designed living space, including limited-use areas, this contemporary home offers style, comfort, and versatility across two floors.

CHAIN FREE

SPLIT LEVEL LUXURY FLAT

TWO DOUBLE BEDROOMS

OPEN PLAN LIVING SPACE

LARGE FAMILY BATHROOM

PRIVATE BALCONY

ALLOCATED PARKING SPACE

EPC RATING B (85)

112 YEARS REMAINING ON THE LEASE

1,036 SQ.FT. TOTAL

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.





DESCRIPTION

Upon entering, you're welcomed by a bright and airy hallway that leads into an impressive open-plan kitchen, dining, and reception area to the right hand side. The living space is ideal for both entertaining and everyday living, and it opens out onto a private balcony – perfect for enjoying your morning coffee or unwinding in the evening. Also on this floor is a large double bedroom and a stylish main bathroom with modern fittings. Upstairs, the principal bedroom spans the entire top floor, offering a sense of privacy and retreat. This spacious room features charming sloped ceilings that add character, along with its own ensuite WC.

OUTSIDE

The surrounding grounds of Elliott Court are meticulously cleaned and maintained to ensure the building is consistently looking its very best. There are large electric gates to the right hand side of the building which allow access to the private car park of which one space is allocated for this property.

SITUATION

Elliott Court is located a short walk from Ruislip Manor and Eastcote's bustling high streets offering numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines alternatively South Ruislip (Central line/BR) is a 10 minute walk away providing a reliable service into Central London. For the motorist A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity. Surrounded by beautiful woodland and open countryside Ruislip offers the perfect combination of rich village life on the fringes of one of the world's most cosmopolitan cities.



Schools:

Lady Banks Infant School 0.1 miles away
Lady Banks Junior School 0.1 miles
Newnham Infant and Nursery School 0.6 miles



Train:

Ruislip Manor 0.4 miles
Eastcote 0.5 miles
Ruislip 1.4 miles



Car:

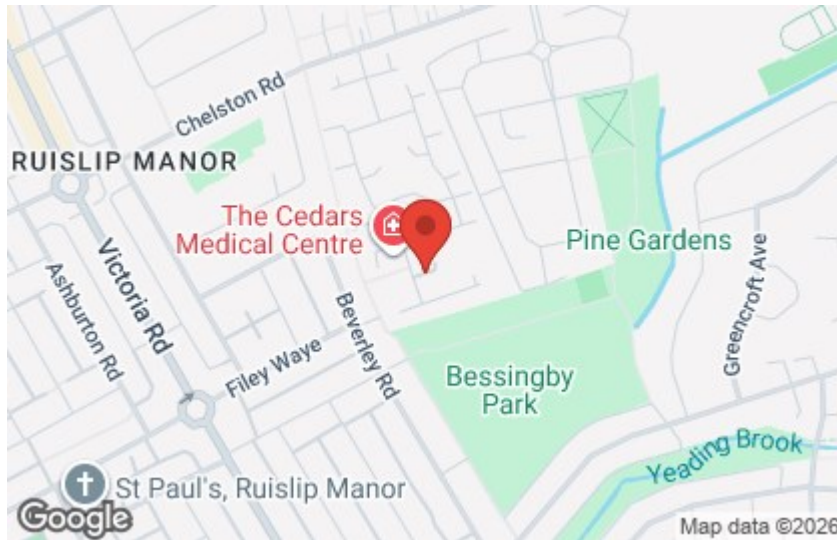
M4, A40, M25, M40



Council Tax Band:

E

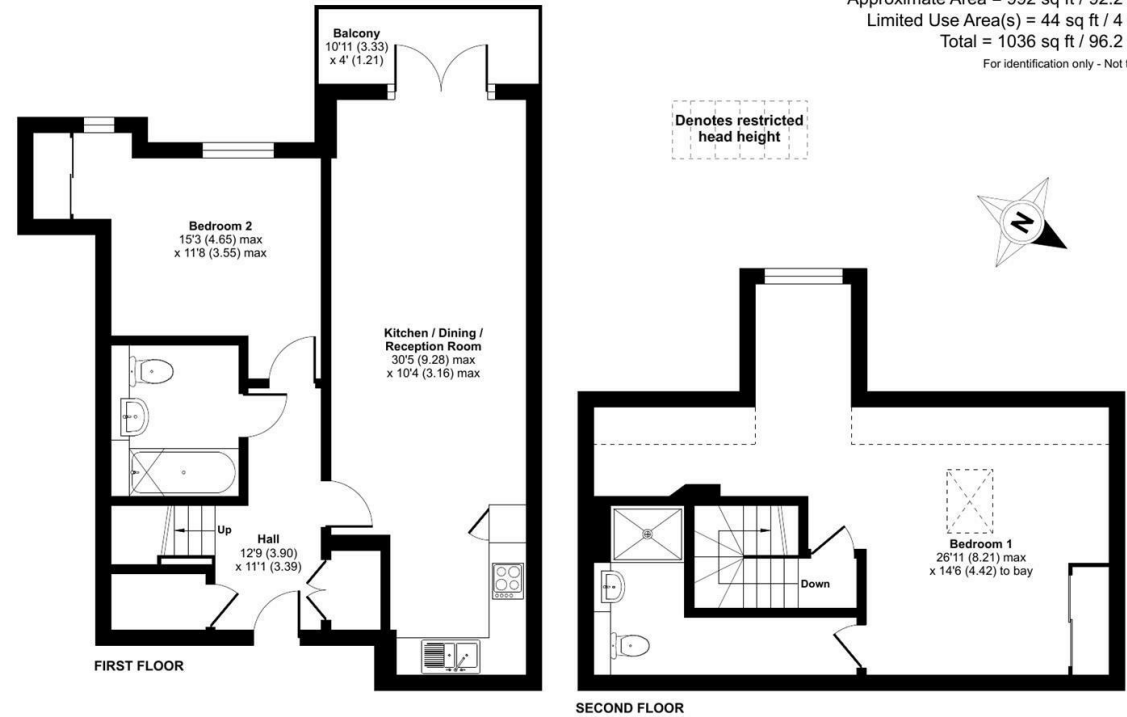
(Distances are straight line measurements from centre of postcode)



Elliott Avenue, Ruislip, HA4

Approximate Area = 992 sq ft / 92.2 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Total = 1036 sq ft / 96.2 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). © nichcom 2025. Produced for Coopers. REF: 1313507



01895 677 400
71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2006/93/EC

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.