



- Two Bedrooms
- Long Lease
- Spacious Rooms
- Garage
- Double Glazing

- First Floor
- Private Balcony
- Ideal For First Time Buyers
- Gas Central Heating
- EPC Rating C

A larger than average two bedroom first floor apartment situated in a quiet cul-de-sac in North Ruislip benefitting from a long lease of 939 years (approx).

The property briefly comprises; entrance hallway with doors leading to spacious 16ft lounge, with doors leading into the kitchen which has wall & base units, master bedroom with built in wardrobes, second double bedroom and modern fitted white suite shower room. Outside you have access to private balcony which looks communal gardens and woodland. Benefits include, own private garage with newly fitted garage door, lease of 939 years (approx) idyllic location, communal gardens, double glazing and new central boiler fitted with 5 year warranty.

The property is positioned in a quiet cul-de-sac in Dell farm Road in North Ruislip which is surrounded by woodland and leafy open spaces. Ruislip High Street is within close proximity which offers a wide array of restaurants, coffee shops, supermarkets and houses the Metropolitan/Piccadilly lines which get you in to London within the hour. Ruislip Lido is a short walk away which offers stunning views and a cafe. For motorist the A40/M25/M40 are within a short drive away.

Tenure: Leasehold  
 Years Remaining: 939 Approx  
 Guide Price: £350,000  
 Service Charge & Ground Rent combined: £1,178.73pa  
 Review Date: April 2026  
 Local Authority: Hillingdon Council  
 Council Tax Band: D

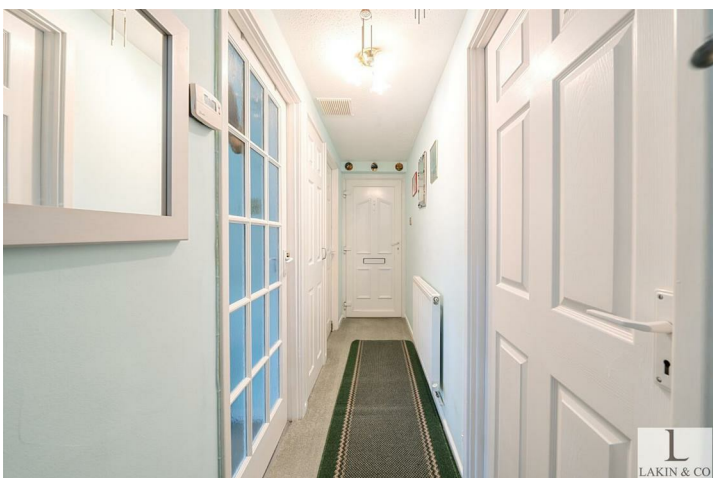
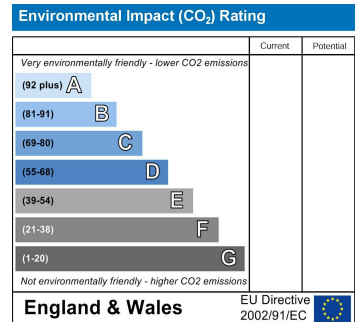
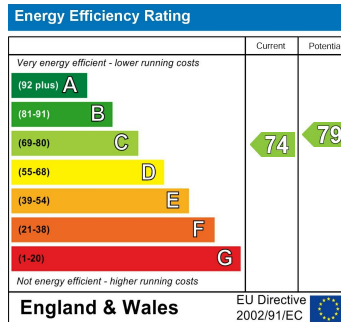
Internet Speed: Download - (up to) 1,000 Mbps - Upload - (up to) 1,000 Mbps

Mobile Coverage:  
 EE - Good outdoor  
 O2 - Good outdoor & variable in home  
 Three - Good outdoor & variable in home  
 Vodafone - Good outdoor and in-home  
<https://www.ofcom.org.uk/>

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer 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





### Dell Farm Road, Ruislip, HA4

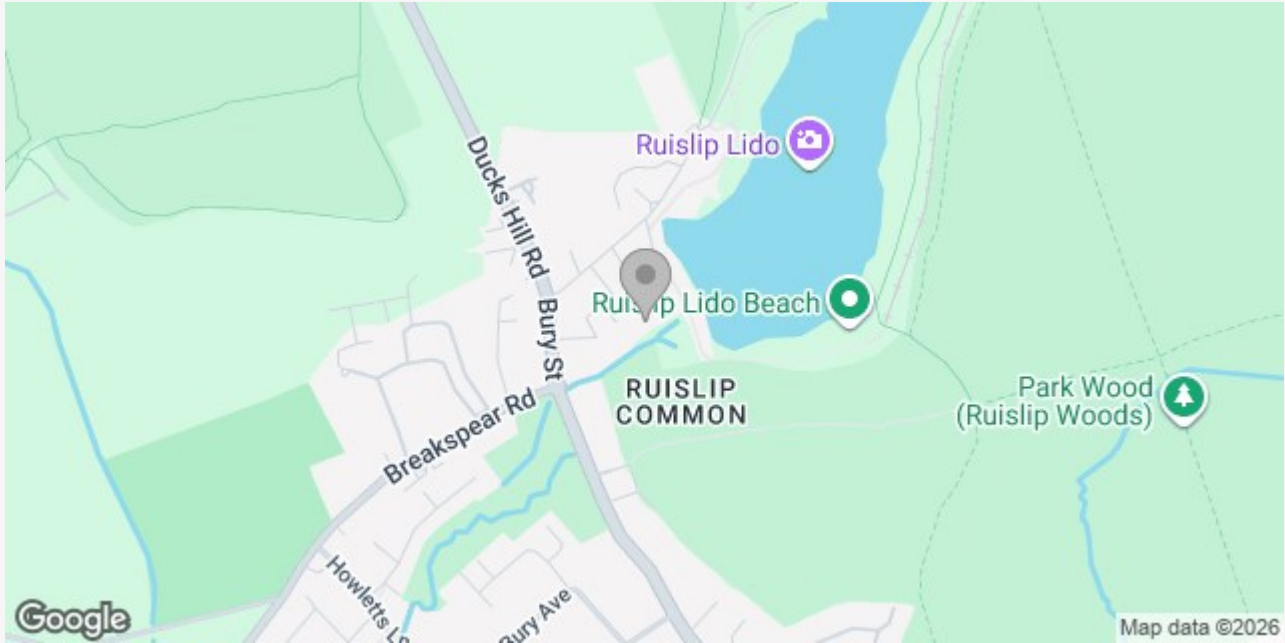
Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Lakin & Co. REF: 1435590

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.



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