

Beechwood Avenue

Ruislip • Middlesex • HA4 6EQ

Asking Price: £320,000



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165 YEAR LEASE - This well-presented two-bedroom first-floor maisonette on Beechwood Avenue offers bright, well-proportioned living spaces and the added benefit of a private garden on the ground floor. Accessed via its own entrance, the property features a spacious lounge, a separate kitchen with steps leading directly down to the garden, a generous main bedroom with bay window, and a well-sized second bedroom ideal for guests or a home office. A modern bathroom completes the layout. With its practical design, private outdoor space, and convenient location, this maisonette makes an appealing home for first-time buyers or investors alike.

TWO BEDROOM

MAISONETTE

FIRST FLOOR

CHAIN FREE

SPACIOUS LIVING ROOM

PRIVATE GARDEN

PERFECT FOR FIRST TIME BUYERS

SOUGHT AFTER LOCATION

GOOD CONDITION THROUGHOUT

165 YEAR LEASE

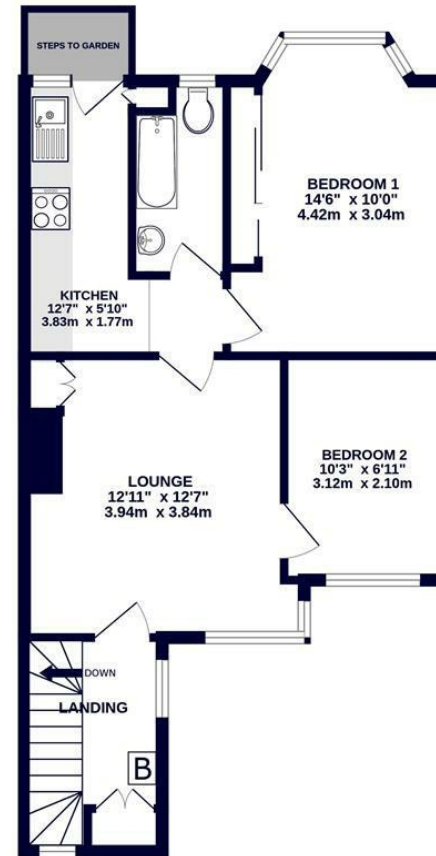
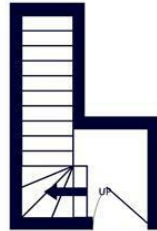
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





ENTRANCE FLOOR
44 sq.ft. (4.0 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/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.