



Carmichael Close, Ruislip, Middlesex HA4 6LQ **Per month £1,695 Per** **EPC Rating Current 81 Potential 82**

Austin Residential are pleased to present this large two double bedroom first floor flat within this popular development.

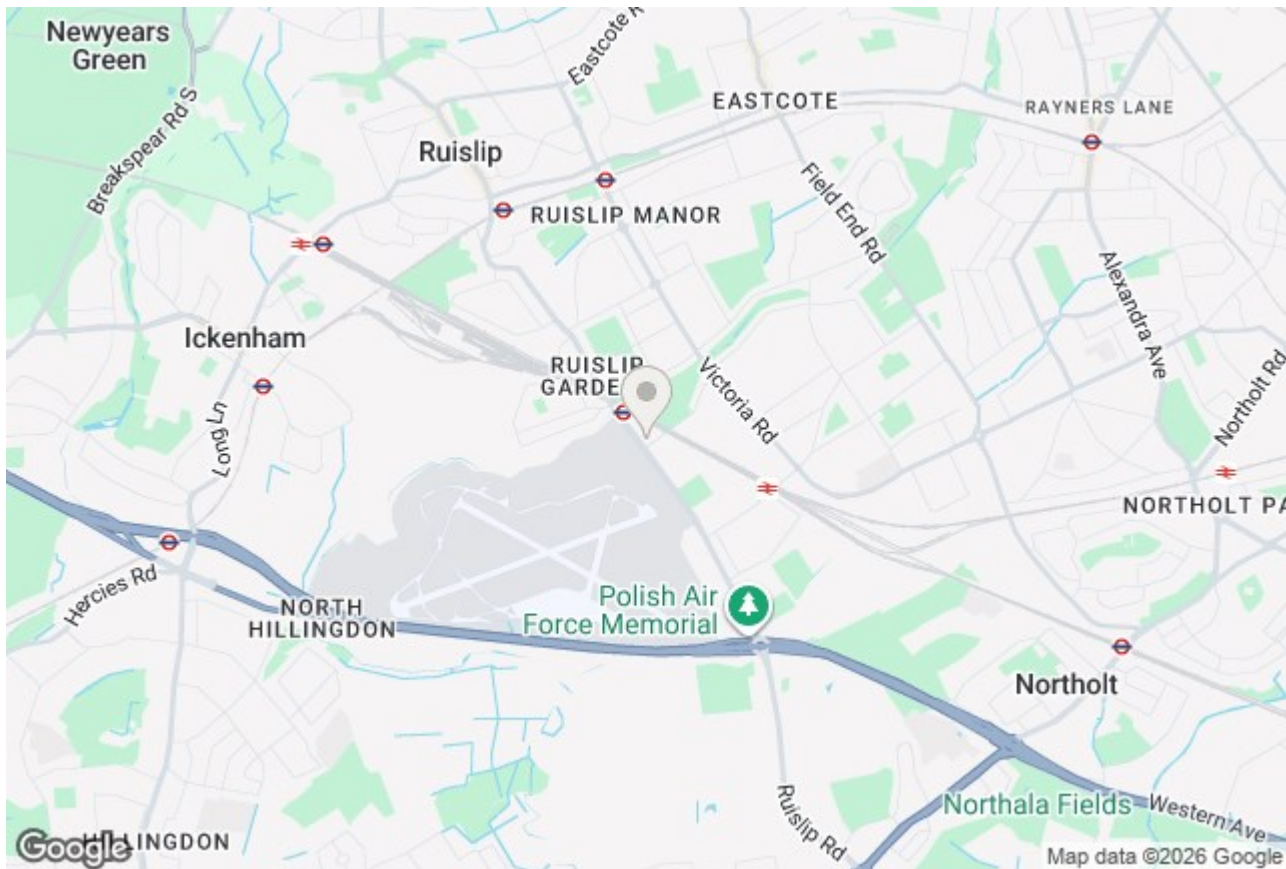
The property briefly comprises: entrance hallway, fitted kitchen, large reception room with balcony access, two large double bedrooms and family bathroom.

Further benefits include: double glazing, entry phone system, residents parking via electronic permit at £15 per vehicle.

Carmichael Close is ideally located for access to Ruislip Gardens, with its popular parade of shops, underground station servicing the central line and the A40 leading to M40/M25. Ruislip High School is also within walking distance sought after by many for its acclaimed Ofsted Report.

Available 28th August - Unfurnished.





Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

Austin
Residential

Viewing

Strictly by appointment with:
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