



- ONE Double Bedroom Apartment
- Close To Ruislip Station
- In House Gym
- Concierge Service
- Available April 2026

- Allocated Parking / Visitor Parking
- Unfurnished With White Goods
- Roof Top Terrace
- Juliet Balcony
- EPC Rating C

A ONE double-bedroom fourth-floor apartment in the much sought-after luxury Kings Lodge development. Conveniently placed for the commuter with Ruislip Station on your doorstep, giving you direct access to Central London.

Added benefits include: allocated parking with visitor parking, an in-house gym, a rooftop terrace, a concierge service, a Juliet balcony and neutral décor throughout.

Kings Lodge is conveniently located just off Ruislip High Street and is within walking distance of its array of shops and restaurants, including Waitrose and Browns Brasserie & Bar. Excellent transport links include Ruislip train station on the Metropolitan / Piccadilly line, West Ruislip station on the Central line and many bus routes, as well as the A40 with its road links into London and the Home Counties.

Available from April 2026, unfurnished.

Price - Rent: £1,450 PCM

Deposit: £1673.07 (5 weeks rent)

Holding deposit: £334.61

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: B

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 1,000 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant 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 at <https://checker.ofcom.org/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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