



A very well presented two bedroom apartment
High Street, Ruislip, Middlesex HA4 7AA

ROBSONS

Asking Price: £1,195 pcm

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• ACCESS TO REAR • LIVING ROOM • FITTED KITCHEN WITH APPLIANCES • TWO BEDROOMS • BATHROOM • GAS CENTRAL HEATING • LAMINATE FLOORING THROUGHOUT • UNFURNISHED

Description

A very well presented two bedroom apartment located above the shops on Ruislip's popular High Street, offering spacious and comfortable living accommodation

* Additional Fees apply (For more information about our fees and how they are calculated please contact a member of staff)

** Expected share of inventory check out cost = £135 inc VAT

Location

Ruislip, Ruislip Manor and Eastcote high streets can all be found close by which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links, the Central Line at South Ruislip tube station and the Metropolitan and Piccadilly Lines at Eastcote, Ruislip and Ruislip Manor tube stations. All of these lines provide a fast and frequent service into the heart of Central London and beyond. The area is also well served for primary and secondary schools, children's parks/playgrounds and Ruislip Lido can also be found close by. Access to the A40/M40 is nearby which gives direct access to London and the home counties with London Heathrow airport also accessible.





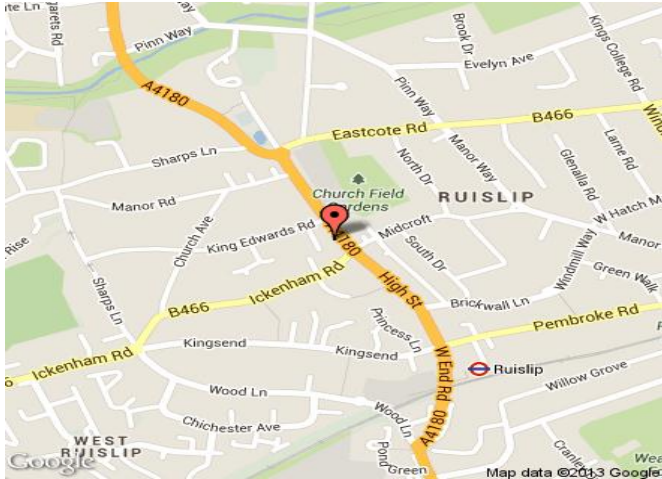
Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax: Band C
- Energy Efficiency Rating: Band D
- Available Date: 24/01/2019

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61	72	(55-68) D	58	72
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

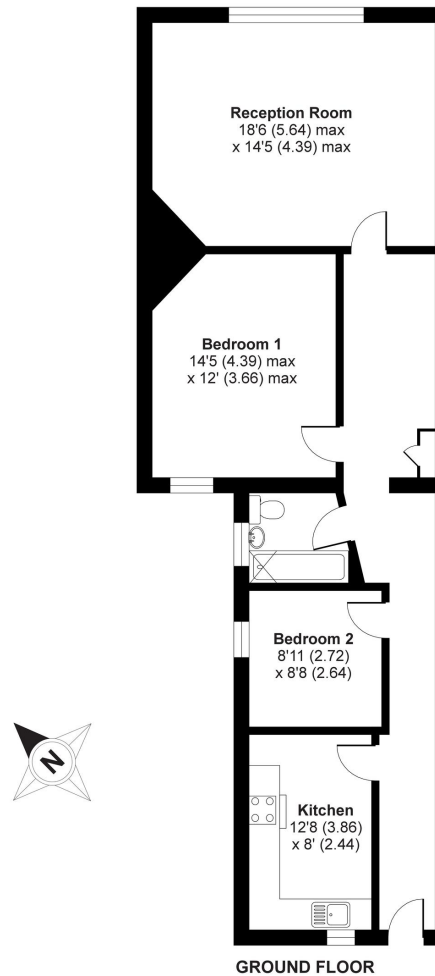
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



High Street, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 902 SQ FT 83.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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