



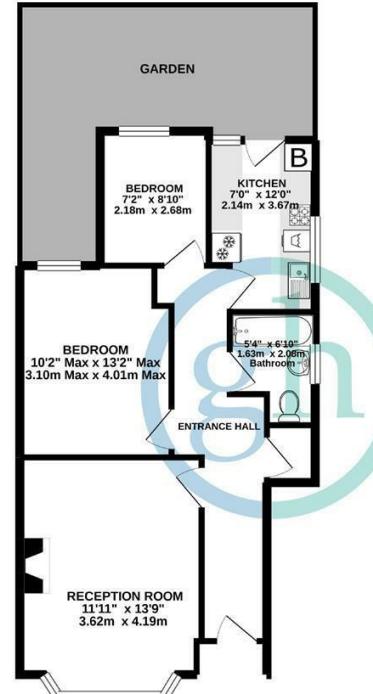
West End Road, Ruislip, HA4 6RD
£1,725 Per Month

gh
gibsonhoney

A beautifully presented ground floor maisonette with its own private garden, ideally located for convenience and connectivity. The property offers a spacious reception room, fitted kitchen, bathroom suite and two well-proportioned bedrooms. Further benefits include gas central heating, double glazing and private rear garden. Perfectly positioned just moments from local shopping amenities and excellent transport links (Central Line & Chiltern Railway connection), making it ideal for commuters. For motorists, the A40/M40/M25 are within easy reach, providing straightforward access to Central London and the surrounding Home Counties. The property is also conveniently located close to a range of highly regarded local schools.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq ft. (55.8 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 inaccuracies. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.
Made with Metrix 2.000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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