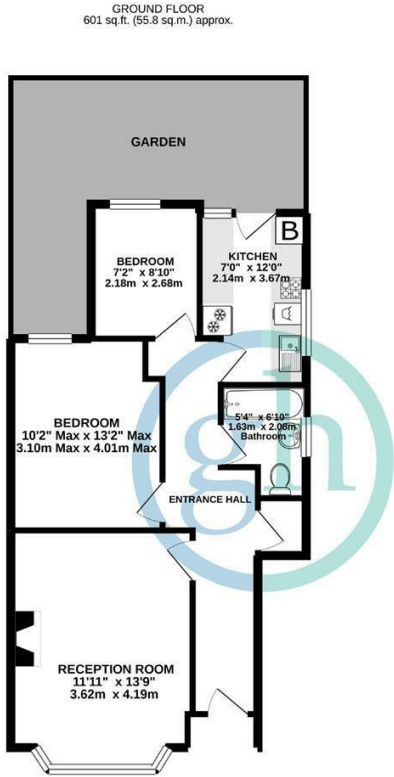
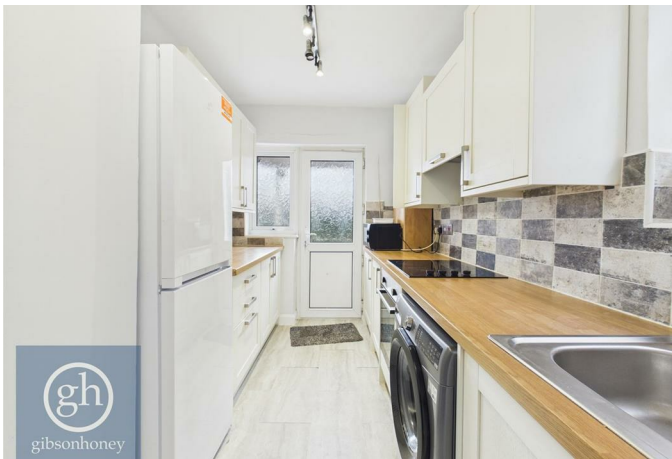




West End Road, Ruislip, HA4 6RD
£1,725 Per Month



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.



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 blocks, windows, doors 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 for any prospective purchase. The content, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	

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