



Cedar Avenue, Ruislip, HA4 6UJ
£1,850 Per Month



Situated in South Ruislip, this well-presented first-floor, two-bedroom maisonette offers comfortable living with the added benefit of a private rear garden and an allocated parking space. The property comprises a bright reception room with wood flooring, a separate modern kitchen, two bedrooms, and a family bathroom. Both bedrooms benefit from built-in wardrobes, with additional storage located in the hallway. Outside, the property enjoys a private, separate rear garden, offering a low-maintenance outdoor space. Conveniently located close to local shops, supermarkets, and South Ruislip Retail Park, the property is also within easy reach of South Ruislip station (Central Line and National Rail services), providing excellent transport links into Central London. The A40 is nearby, offering direct road access into Central London and the Home Counties. The property is well positioned for access to local green spaces including Stonefield Park and the Polish War Memorial grounds.



Approximate total area⁽¹⁾
748 ft²

(1) Excluding balconies and terraces:

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(00-00) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	75
	EU Directive 2002/91/EC	

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