LAKIN & CO

1 Bedroom Maisonette | 1 Bathroom | 1 Reception

Westwood Close, Ruislip HA4 7RE

Guide Price £300,000

- One Bedroom Maisonette
- Modern Interior
- Additional Office / Nursery Room
- Long Lease
- Double Glazing & Gas Central Heating
- First Floor
- No Chain
- Balcony
- Great Location
- EPC Rating C

59, Swakeleys Road Ickenham, UB10 8DG | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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A beautifully presented one bedroom first floor maisonette offered to the market with NO upper chain.

This property has been carefully looked after by it's current owners and briefly comprises; entrance door with stairs leading to the first floor, spacious lounge with sliding doors leading to private balcony with storage, modern fitted kitchen with wall & base units, double bedroom with built in wardrobes and an additional office space / nursery room. To the rear of the property is access to gardens, the owners do have access to private lawn area. Benefits include, loft access, long lease, residential parking, low maintenance fees and no upper chain.

The property is also ideally located for Ruislip High Street with an array of shops, restaurants and transport links including Ruislip Station (Metropolitan and Piccadilly Lines) and A40/M40 and M25 road links, offering easy access to London and the surrounding Home Counties.

Price: Guide Price £300,000
Tenure: Leasehold
Years Remaining: 101 years
Service Charge: £44.98 pcm
Ground Rent £10 per anum (included in the service charge)
Local Authority: Hillingdon
Council Tax Band: C

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage
EE - Good outdoor
Three - Good outdoor & variable in home
O2 - Good outdoor
Vodafone - Good outdoor & variable in home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer 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.uk

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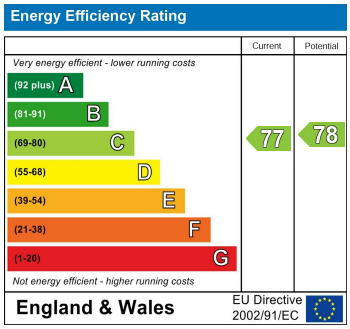

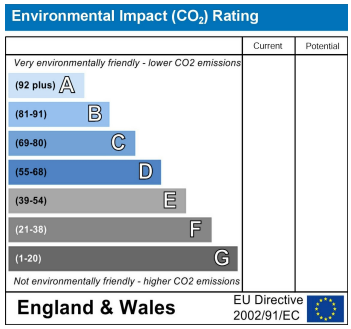

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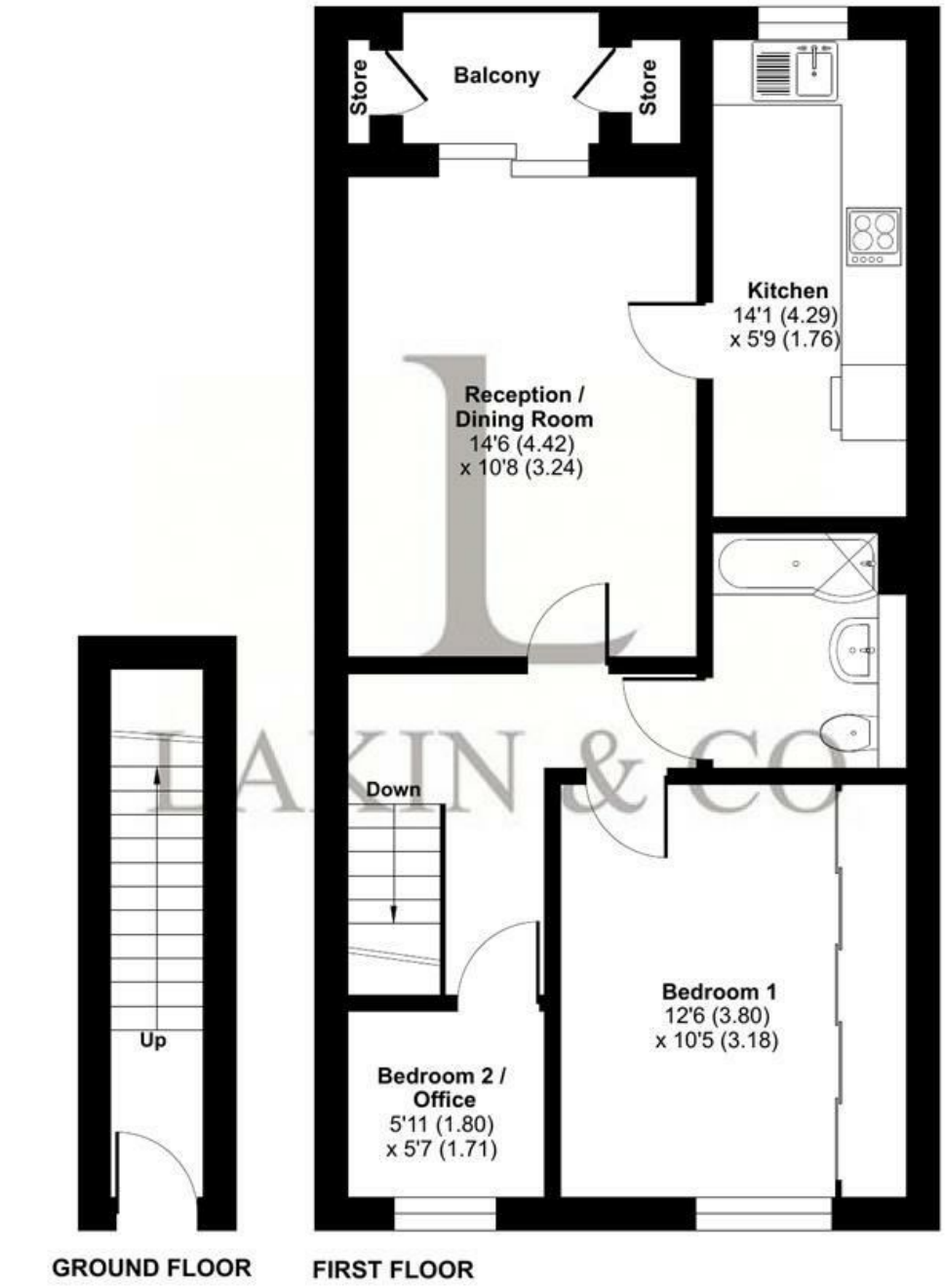
Westwood Close, Ruislip, HA4

Approximate Area = 588 sq ft / 54.6 sq m
Outbuilding = 7 sq ft / 0.6 sq m
Total = 595 sq ft / 55.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lakin & Co. REF:1430223

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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rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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