



- 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

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

This property has been carefully looked after by its 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 annum (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>





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		
	77	78
England & Wales	EU Directive 2002/91/EC	

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

Westwood Close, Ruislip, HA4

Approximate Area = 588 sq ft / 54.6 sq m

Outbuilding = 7 sq ft / 0.6 sq m

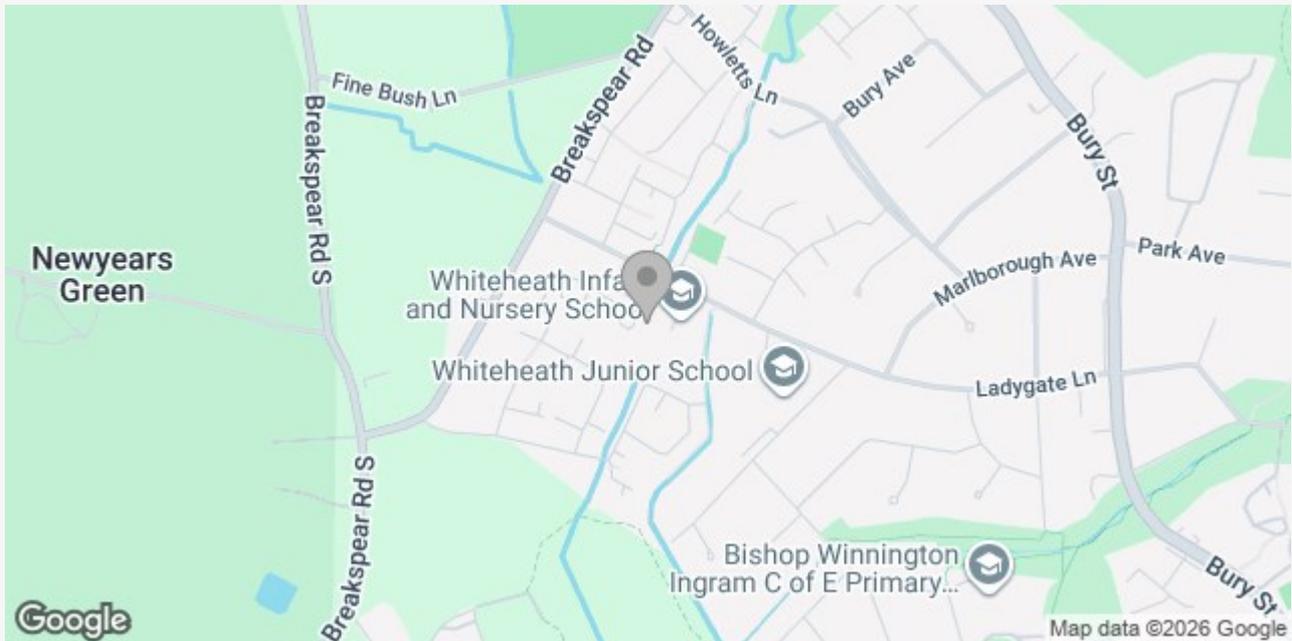
Total = 595 sq ft / 55.2 sq m

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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