



- TWO Bedroom Maisonette
- First Floor
- Gas Central Heating
- Close To Ruislip High Street
- Available Immediately
- Unfurnished
- Double Bedroom With Bay Window
- Double Glazing
- Private Rear Garden
- EPC Rating D

This newly redecorated two-bedroom first-floor maisonette is ideally located in close proximity to Ruislip High Street and transport links into Central London. The property briefly comprises: a ground-floor entrance hall with stairs leading to the landing, two bedrooms, with separate lounge, a modern fitted modern kitchen and a tiled modern bathroom with shower.

Further benefits include private rear garden, neutral decor throughout, gas central heating.

The property enjoys excellent transport links, with close proximity to Ruislip Station (Metropolitan & Piccadilly lines) and Ruislip Gardens (Central line). It is also conveniently located near local shops, services, and offers easy access to the A40, M40, and M25 motorway junctions.

Available immediately, unfurnished.

Rent: £1,650 PCM

Deposit: £1,903.84 (5 weeks' rent)

Holding deposit: 1 week's rent £380.77 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

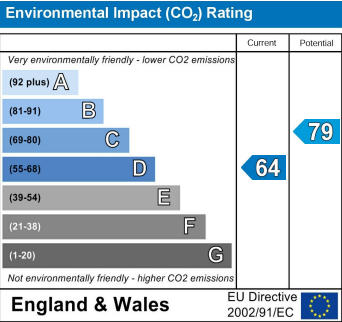
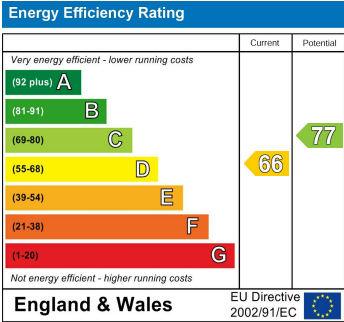
O2 - Good outdoor, variable in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant 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/>



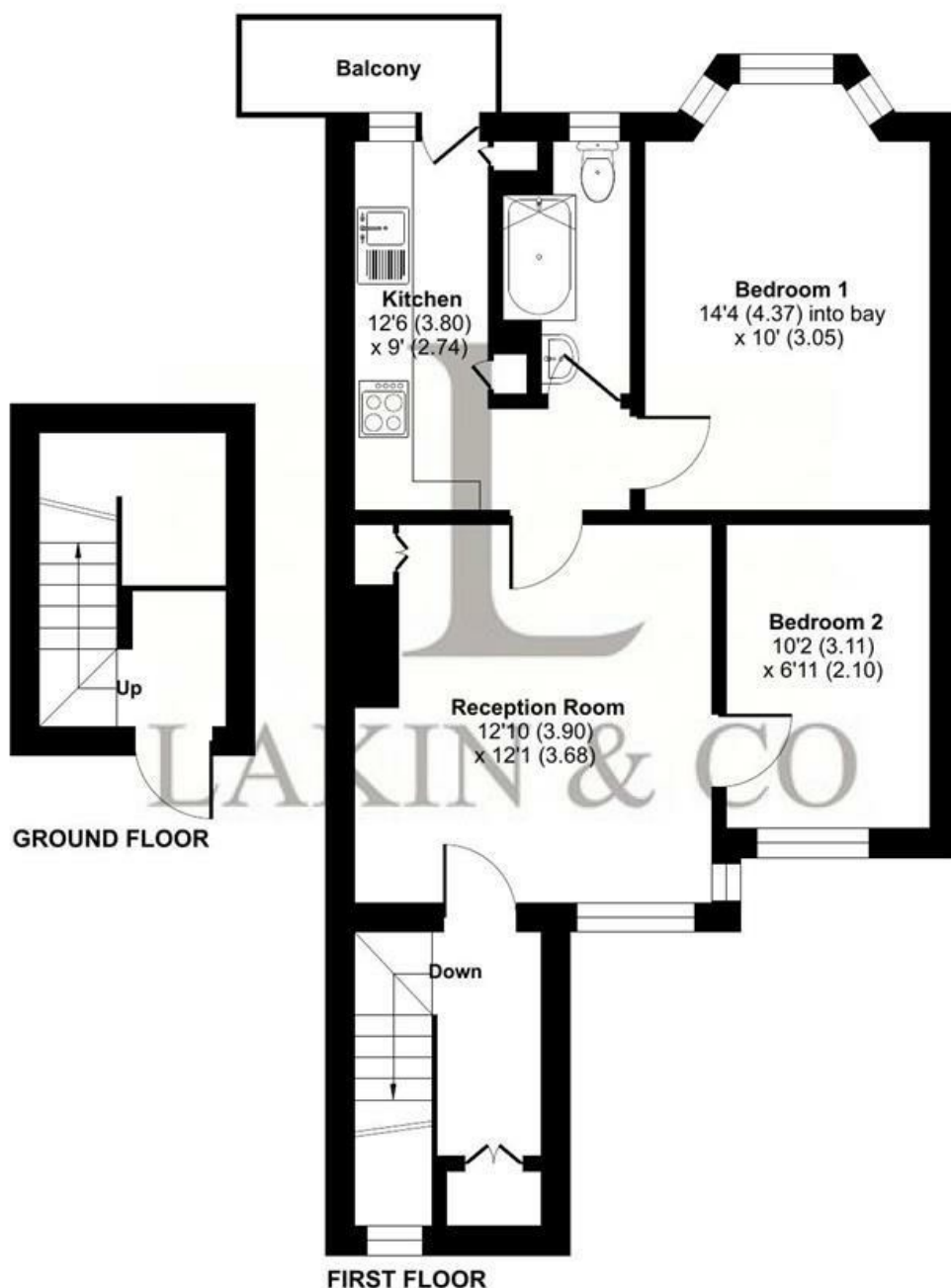




Beechwood Avenue, Ruislip, HA4

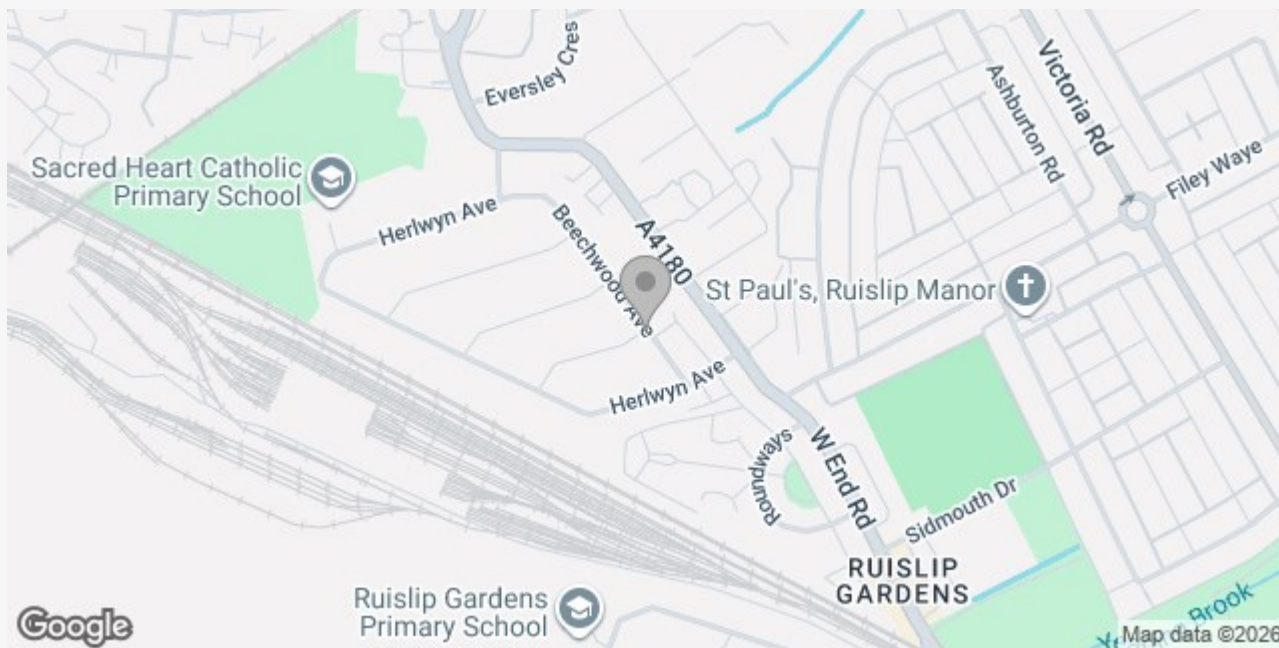
Approximate Area = 624 sq ft / 57.9 sq m

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 2025. Produced for Lakin & Co. REF:1502896

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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