

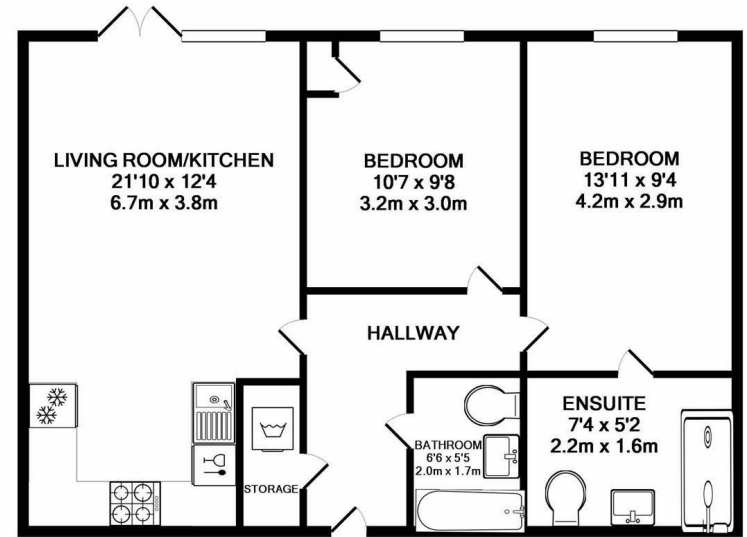
Mallard Court

Ruislip • Middlesex • HA4 7GL
PCM: £1,800 PCM



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Set in the highly sought after Orchard Grove development, we are delighted to offer to the market a truly stunning 2 bedroom 2 bathroom executive apartment. Perfectly positioned, set a stone's throw away from Ruislip High Street with its trendy eateries, restaurants and transport connections (Piccadilly/Metropolitan). This beautiful apartment offers a spacious lounge area with an open plan stylish modern kitchen including integrated appliances and granite work tops. The lounge also boasts doors that open up to a balcony area with leafy views. Two double bedrooms with en-suite modern bathroom to master bedroom. Also the family bathroom situated off of the entrance hallway is spacious and modern. Other benefits include double glazed windows, gas central heating and allocated parking.



TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Executive Apartment

Two Bedrooms

En Suite To Master

Moments From Ruislip High Street

Close To Ruislip Station

Metropolitan/Piccadilly Lines

Allocated Parking

Balcony

Council Tax Band E

EPC - B

Available Date

13th August 2025

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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