



**Victoria Road, Ruislip, HA4 0AH**

**PCM £1,300 PCM**

**EPC Rating Current 74 Potential 75**

Austin Residential are delighted to present this one bedroom flat above shops in Ruislip Manor High Street.

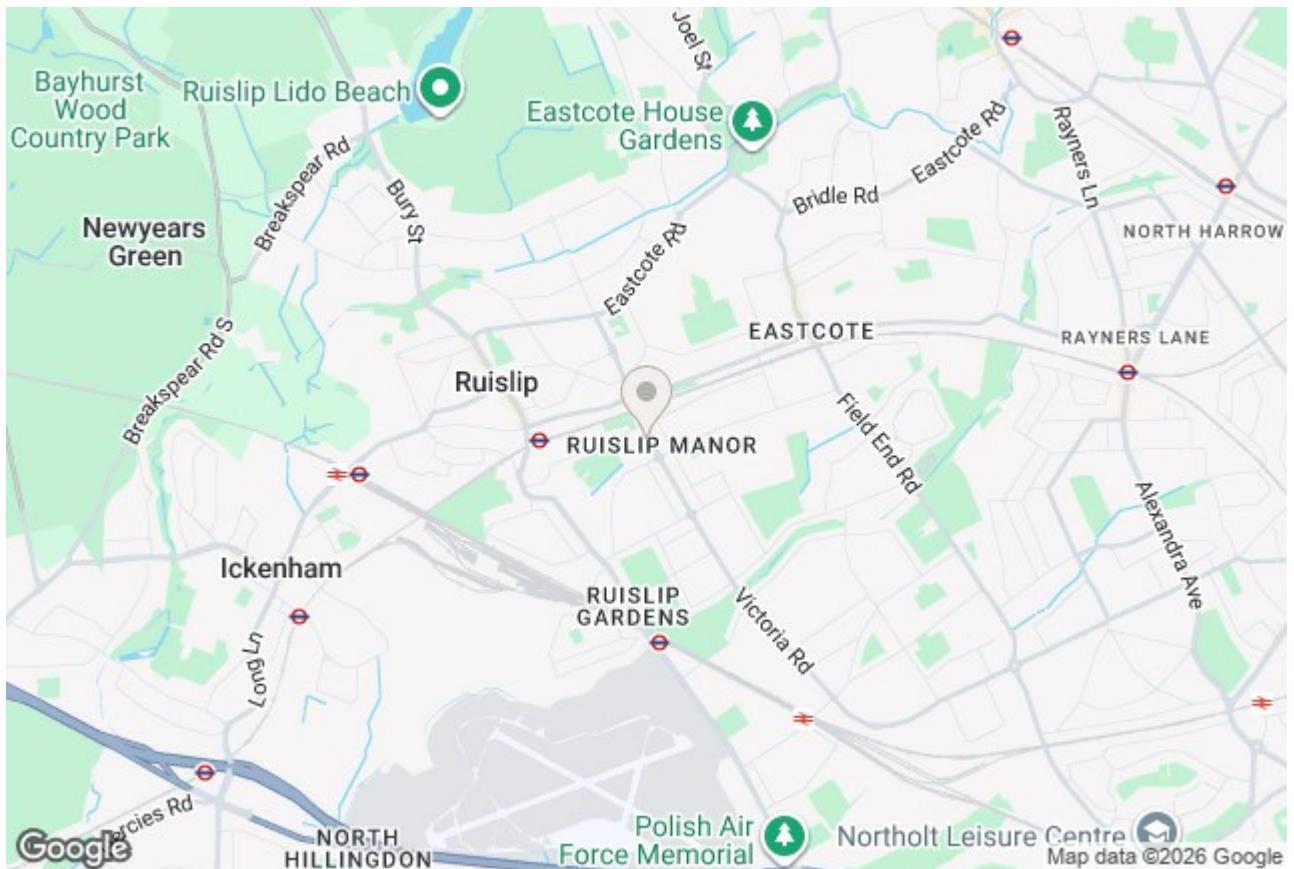
The property compromises; Open plan living/kitchen area , bedroom with shower room.

Further benefits; Double glazing, electric heating.

Victoria Road is in the heart of Ruislip Manor, offering excellent transport links with Ruislip Manor Station just a stones throw away serving the Metropolitan and Piccadilly Lines for easy access into Central London and the A40 a short drive from the property. There are also a multitude of shops, cafes and restaurants.

Available immediately- Unfurnished.





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB  
Tel : 01895 613000  
Fax: 01895 613018  
Email: ruislip@austinresidential.co.uk