



## KEY FEATURES:

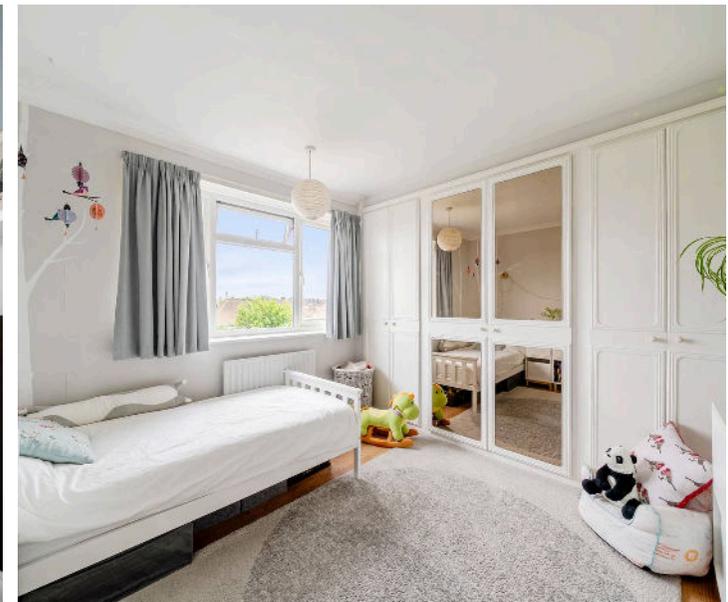
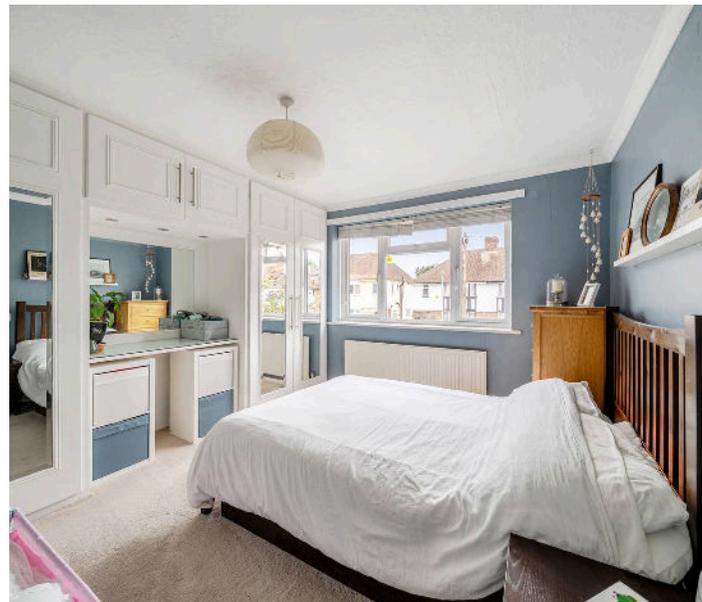
- Two bedroom maisonette
- Studio/Office Space
- Modern Kitchen
- 164 years on lease
- Garage
- Off street parking
- Gas central heating
- Private garden
- Close to local amenities

### Property Overview

This generously sized and well-presented two-bedroom first-floor maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors. With a long lease of 164 years, the property provides comfort, convenience, and long-term security.

In addition to the two bedrooms, the home further benefits from a versatile studio/office space, ideal for working from home or as a creative retreat. A private rear garden offers a wonderful outdoor escape, while off-street parking and a garage add valuable practicality.

Ready to move into yet offering scope for personalisation, this home combines modern living with excellent amenities and a desirable location – making it a highly appealing choice for a wide range of buyers.



**Accommodation**

The property features a bright and spacious living room. The modern fitted kitchen offers a stylish range of wall and base units, providing excellent storage and functionality. There are two well-proportioned bedrooms and a contemporary family bathroom with a shower over the bath, completing the internal layout.

**Verified Material Information:**

Energy Performance rating: D

Council tax band: C

Local Authority: London Borough of Hillingdon

Length of lease: 164

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





# West Mead, Ruislip, HA4

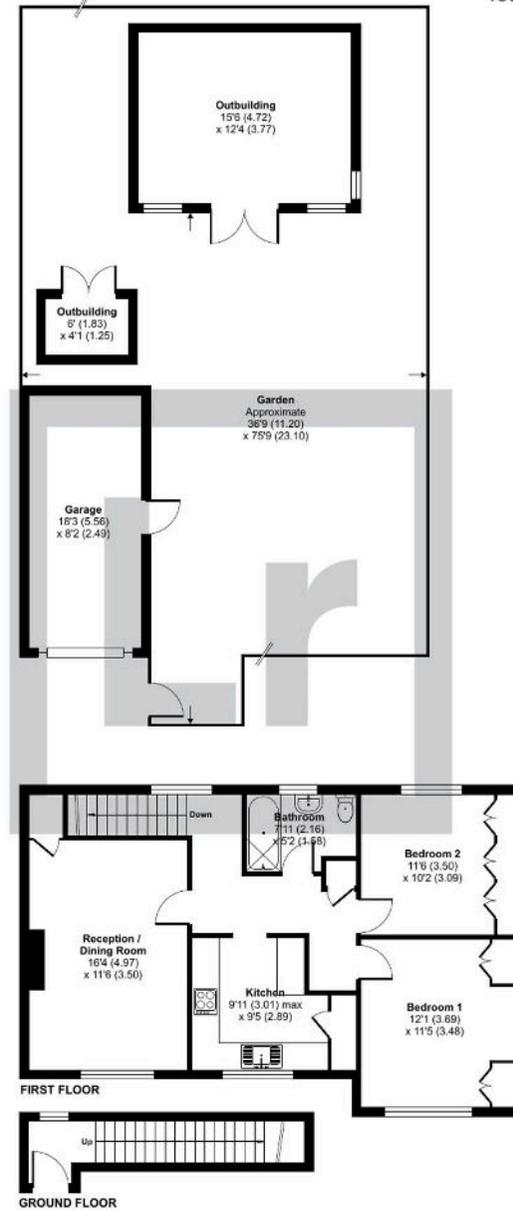
Approximate Area = 801 sq ft / 74.4 sq m

Garage = 149 sq ft / 13.8 sq m

Outbuildings = 217 sq ft / 20.1 sq m

Total = 1167 sq ft / 108.3 sq m

For identification only - Not to scale





## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)