

Sandridge Court, Flowers Avenue, HA4 8GE

Offers in Region of **£350,000 | Leasehold**

LAWRENCE RAND







Key Features & Description:

- Gas central heating
- Allocated parking
- Well maintained communal gardens
- Modern open plan kitchen/lounge/diner
- Two bedrooms
- Close proximity to Eastcote and Ruislip High Street

Nestled in a sought-after location, this stylish two-bedroom flat combines elegance with everyday practicality. A welcoming ambience is felt from the moment you step inside, enhanced by gas central heating and a modern layout designed for comfortable living. The open-plan kitchen flows seamlessly into the lounge/diner, creating a versatile space ideal for both relaxing evenings and entertaining guests. Two well-proportioned bedrooms offer plenty of scope for personalisation, while the property's position near to Eastcote High Street places a wide range of shops, cafés and transport links. Eastcote station is zone 5 and Ruislip is zone 6 within easy reach. Outside, residents benefit from beautifully maintained communal gardens – perfect for enjoying the sunshine or a peaceful stroll – along with an allocated parking space, providing valuable convenience. This home presents an excellent opportunity to enjoy a serene lifestyle in a desirable setting, with the added advantage of being close to the vibrant heart of Eastcote.

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Nearest Stations & Location:

Ruislip (Tube) – 0.27 miles (about 440 yards) – Metropolitan & Piccadilly lines

Ruislip Manor (Tube) – 0.35 miles (about 550 yards) – Metropolitan & Piccadilly lines

West Ruislip (Tube & rail) – 0.9 miles – Central line & Chiltern Railways

This property is ideally situated within the catchment area for a selection of highly regarded schools, making it an excellent choice for families. Nearby options include Coteford, Warrender Primary school, Bishop Winnington-Ingram CofE Primary School, and Sacred Heart primary school. Secondary education is also well catered for, with St Helen's School in Northwood, Northwood College for Girls GDST, Ruislip High, Queensmead School all within easy reach.

Verified Material Information:

Local: authority: Hillingdon, Council tax band: D

Energy Performance rating: C

Length of lease: 108 years remaining, Ground rent charge yearly: £250

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

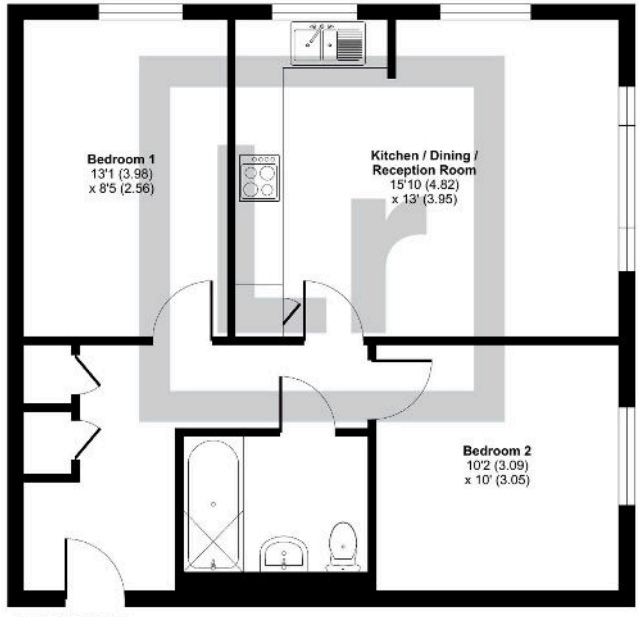
Broadband: FTTP (Fibre to the Premises)

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

Flowers Avenue, Ruislip, HA4

Approximate Area = 577 sq ft / 53.6 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.
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