



KEY FEATURES:

- Purpose-built top-floor apartment in modern development
- Open-plan living/dining area with excellent natural light
- Private balcony ideal for morning coffee or evening drinks
- Contemporary fitted kitchen with integrated appliances
- Spacious double bedroom with fitted wardrobes
- Modern bathroom with quality fixtures and tiling
- Secure entry phone system
- Walking distance to shops, cafés and transport links

Contemporary living, superbly located, this top floor apartment offers stylish interiors, a private balcony. Positioned within a sought, after modern development, this purpose-built top floor apartment is beautifully finished throughout and provides a superb opportunity for first time buyers, professionals, commuters, or investors.

The well proportioned layout features a light filled open plan living and dining area with ample space to entertain or relax, complemented by direct access to a private balcony, perfect for morning coffee or unwinding in the evening. The sleek, integrated kitchen offers clean lines and excellent storage, designed to maximise both function and style.

The bedroom is generously sized, with fitted wardrobes and large windows drawing in natural light. A contemporary bathroom with modern tiling and quality fixtures completes the interior. Additional features include a secure entry phone system, allocated parking, and the convenience of being just moments from local shops, cafés, and excellent



Verified Material Information:

Energy Performance rating: B

Council tax band: C

Local Authority: London Borough of Hillingdon

Length of lease: 116 Years

Ground rent: £520 per annum

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.

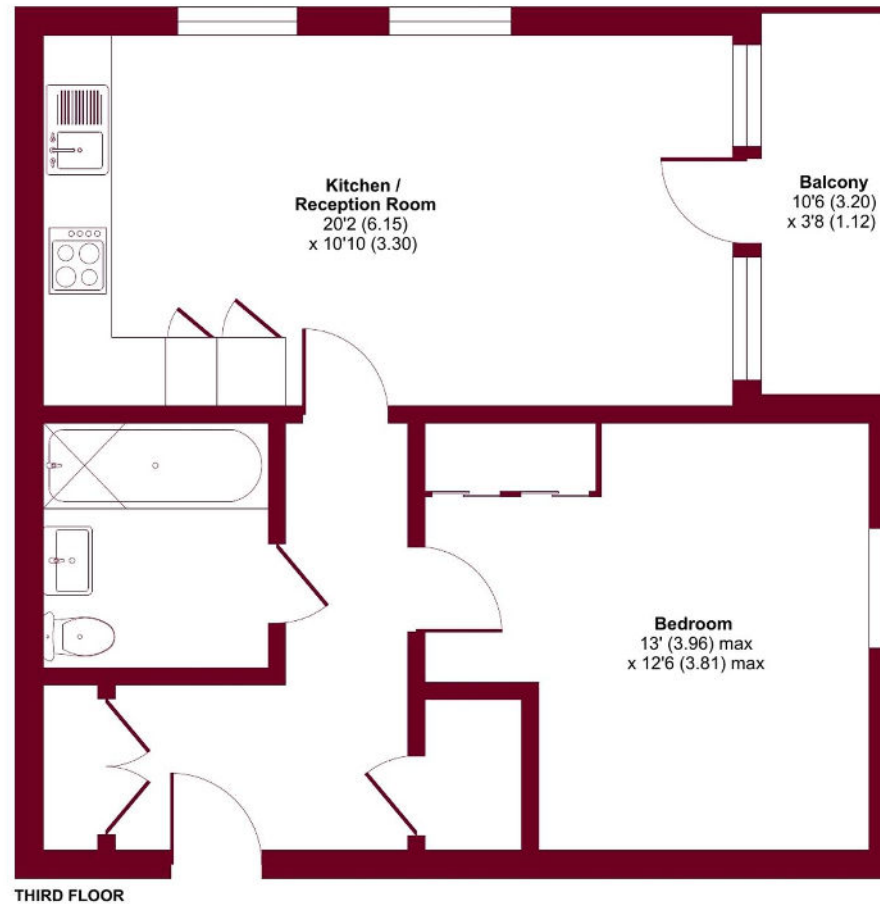




Emerald Court, Arla Place, Ruislip, HA4

Approximate Area = 531 sq ft / 49 sq m

For identification only - Not to scale





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