



Herlwyn Avenue, Ruislip - HA4 6HJ
£350,000

 **LAWRENCE RAND**



Key Features & Description

- Ground Floor
- Two Bedrooms
- Garden
- Close To Local Amenities
- New lease

A well-presented, spacious ground-floor maisonette with direct garden access and a private entrance leading into a bright reception room. Sold with a new lease, the property includes a large bedroom with bay window, fitted kitchen with outdoor access, and a modern bathroom.

The private rear garden features a patio, lawn, and pathway—ideal for relaxing or entertaining.

Located on sought-after Herlwyn Avenue, just moments from Ruislip High Street, with excellent transport links including Metropolitan and Piccadilly Lines, plus easy access to the A40.

**Presented with care by Lawrence Rand—
helping you find the place you'll love to call home.**





Nearest Stations

Ruislip Manor Station – approx 0.3 miles

Ruislip Station – approx 0.7 miles

South Ruislip Station – approx 0.9 miles

Verified Information:

Council Tax band: C

EPC Energy Efficiency Rating: C

Suppliers:

Electricity supply: Mains, Water supply:
Mainswater, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage

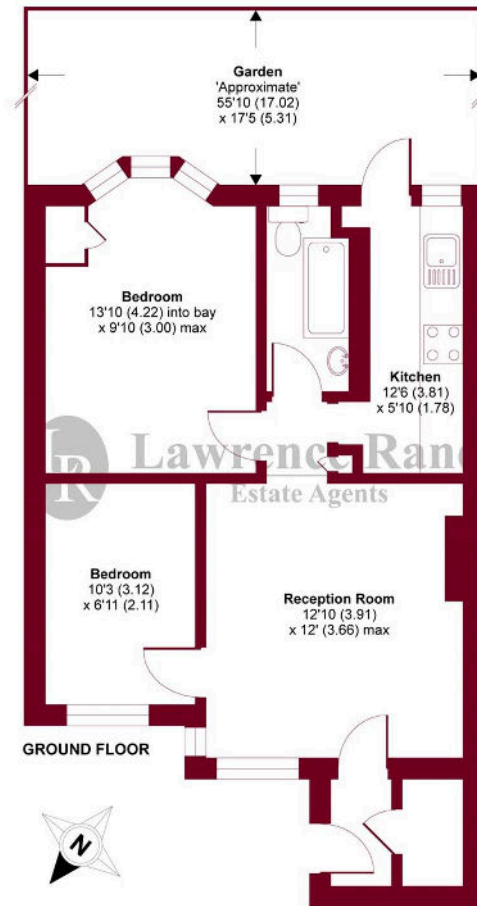
Broadband: FTTP (Fibre to the Premises)

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



Herlwyn Avenue, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 525 SQ FT 48.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2015 Produced for Lawrence Rand Estate Agents REF : 42914

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Info@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sale@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.