



**Graphite Court, 8 Arla Place - HA4 0FF**  
£400,000 | Leasehold

 **LAWRENCE RAND**



## Key Features & Description

- Two Bedrooms
- Two Bathrooms
- Balcony
- Allocated Parking
- Walking Distance To Station
- Open Plan Kitchen/Reception Room

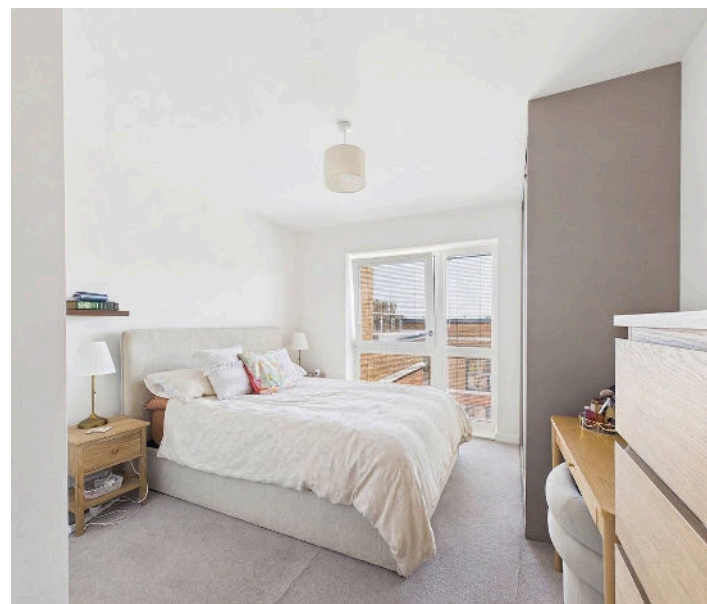
Situated in the sought-after **Arla Place**, this beautifully presented two-bedroom, two-bathroom apartment offers contemporary living in a well-connected location.

The property features a bright and spacious open-plan living and dining area, complemented by large windows that allow plenty of natural light throughout. The modern fitted kitchen is finished to a high standard with integrated appliances, ample storage, and sleek worktops, making it ideal for both everyday living and entertaining.

The principal bedroom is generously sized and benefits from built-in wardrobes along with a stylish en-suite shower room. A second well-proportioned double bedroom is served by a separate modern family bathroom, finished with quality fixtures and fittings.

Additional benefits include secure entry system access, allocated parking and well-maintained communal areas. Ideally located close to local amenities, shops, restaurants, and excellent transport links, including nearby stations providing convenient access into Central London.

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### **Nearest Stations**

- South Ruislip Station – approx 0.2 miles
- Ruislip Gardens Station – approx 0.6 miles
- West Ruislip Station – approx 0.8 miles

### **Verified Information:**

- Council Tax band: D
- EPC Energy Efficiency Rating: B
- Lease Years Remaining 118
- Service Charge
- Ground Rent

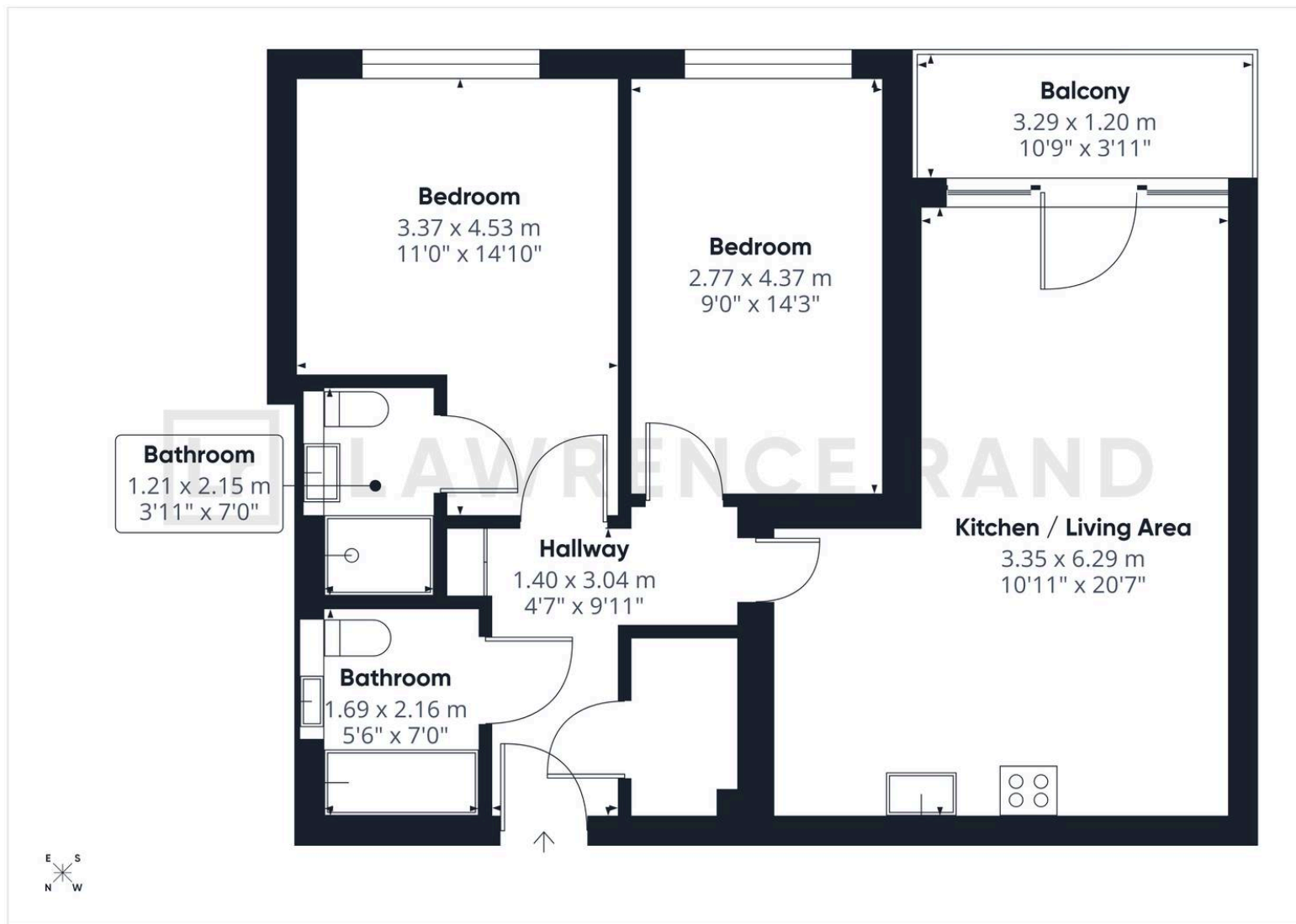
### **Suppliers:**

- 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





## Lawrence Rand

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