

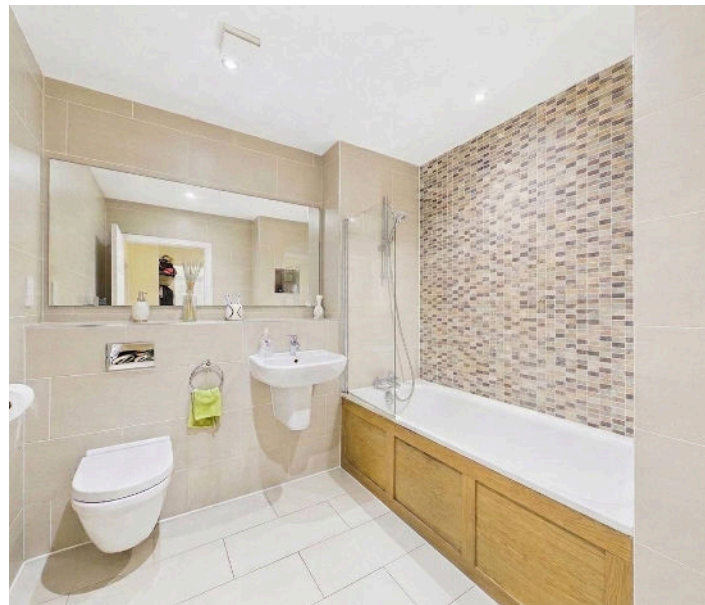
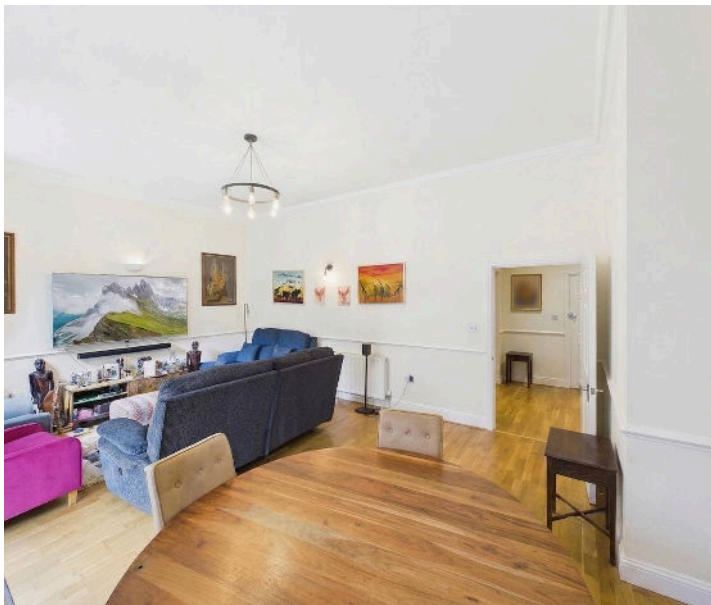


## Highgrove House Lidgould Grove, Ruislip - HA4 8BP

Guide Price £522,500 | Leasehold



**LAWRENCE RAND**



## Flat 2

Highgrove House Lidgould Grove, Ruislip

- Two Double Bedrooms
- Ground Floor Flat
- Large Separate Reception Room
- Family Bathroom
- Well-maintained Residential Development
- Close To Transport Links & Local Amenities

Located within the popular **Highgrove House development on Lidgould Grove**, this spacious and well-maintained two-bedroom apartment offers comfortable and practical living accommodation in a convenient Ruislip location.

The property boasts a bright and generously sized reception room, ideal for both relaxing and entertaining, with ample space for separate living and dining areas. A well-appointed fitted kitchen provides plenty of storage and worktop space, perfect for modern day living.

The apartment comprises two good-sized double bedrooms, including a particularly impressive principal bedroom featuring an attractive bay-style design that creates a bright and airy feel. The second bedroom is equally versatile, making it ideal as a guest room, children's bedroom, or home office.

Further benefits include a family bathroom, spacious hallways, and useful built-in storage throughout.

Ideally positioned close to local shops, restaurants, schools, and green open spaces, the property also enjoys excellent transport links with easy access to nearby Underground stations and major road networks, making it



## Nearest Stations

Ruislip Manor Station – approx. 0.6 miles

Ruislip Station – approx. 0.9 miles

West Ruislip Station – approx. 1.5 miles

## Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

Lease Years Remaining 120

Service Charge £3485 Per Year

Ground Rent £250 Per Year

## Suppliers:

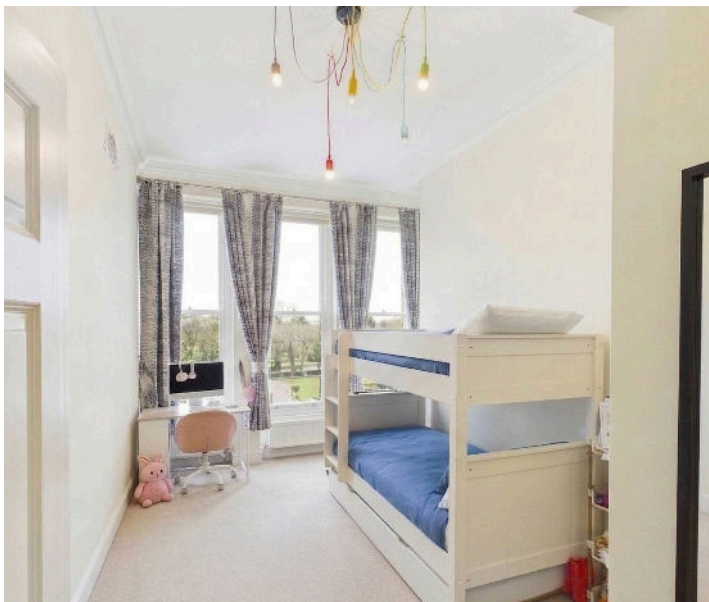
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

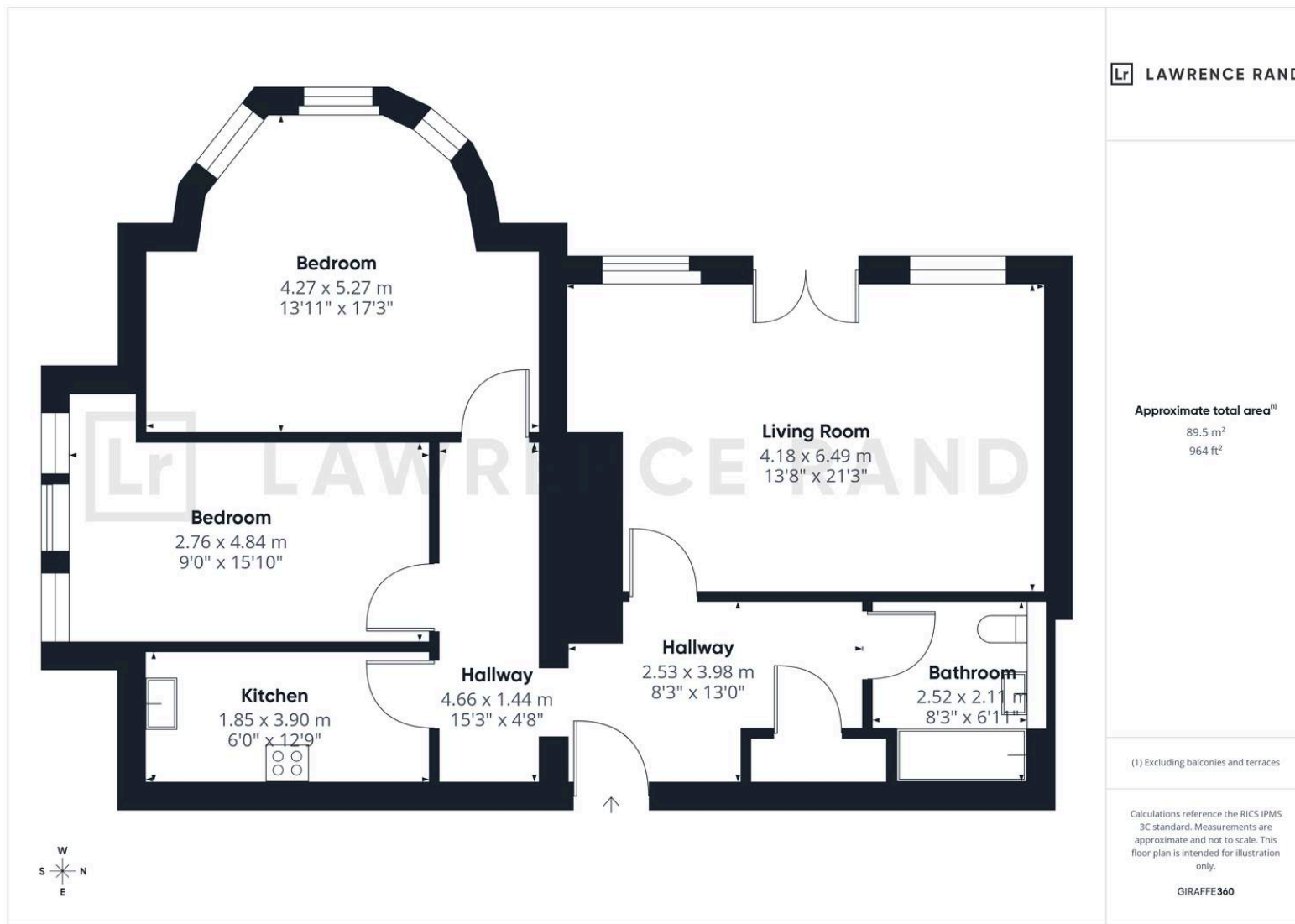
Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://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.