



## 1a Cedar Avenue

Ruislip, HA4 6UJ

**£1,800 Per Month**

This larger than average two bedroom first floor maisonette is in superb condition in one of South Ruislip's more sought after roads; this first floor maisonette provides spacious modern light filled interiors and is ideally situated for convenient living. The accommodation has two double bedrooms with built in cupboards, a spacious reception room, Modern fitted kitchen and bathroom all dressed in neutral tones and filled with an array of light throughout. Garage and driveway providing parking for 2 cars

For the commuter South Ruislip Tube Station gives you access to the Central line and Chiltern Trains. For the motorist the A40 and M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools and it is just a short stroll to the local parks.

Available from 16th Monday September 2024

### Viewing

Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.

- Larger than average
- 2 bedroom first floor maisonette
- Superb condition in Sought after road
- GCH and double glazing
- Garage plus driveway
- Modern fitted kitchen
- Modern bathroom
- Spacious reception Room
- Two double bedrooms with built in cupboards
- Available from 7 January



2



1



1



## Floor Plan

### Cedaravenue HA4 6uj

Approximate Gross Internal Area  
64.6 sq m / 695 sq ft

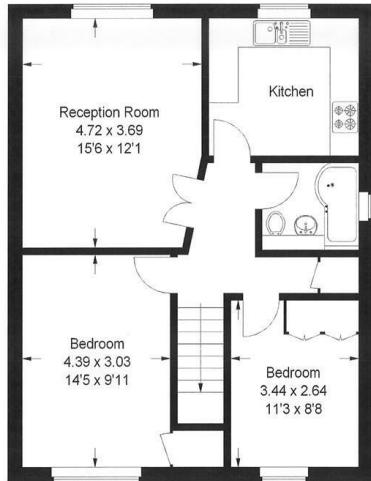
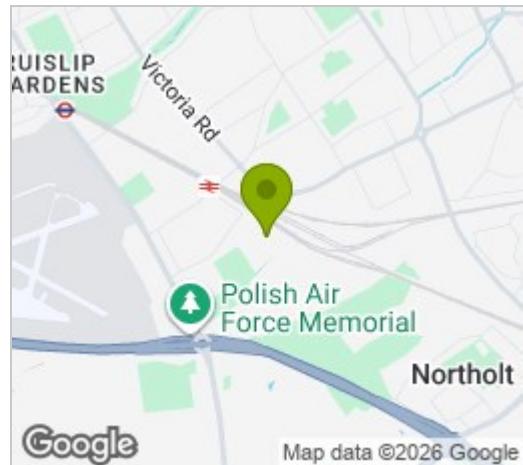
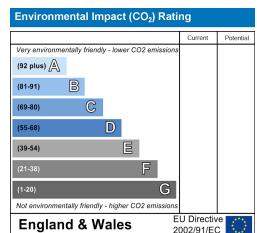
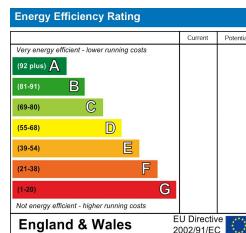


Illustration for identification purposes only, measurements are approximate.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

62 Station Approach, Ruislip, Middlesex, HA4 6SA

020 8842 3333 lettings@elliottandcompany.co.uk