



## 30 Station Approach

South Ruislip, Ruislip, HA4 6RY

### £610,000

Six bedroom HMO semi detached house.

The property is tenanted at present with a 6 bedroom HMO Licence suitable for an investors only which comes with a good yield.

The property comprises 5 double rooms, 1 single bedroom and fitted kitchen to ground floor. shower bathroom. Three bedrooms and bathroom to first floor. Excellent size loft room with ensuite to second floor.

Good size front and rear garden with rear garage.

Within a few minutes walk of South Ruislip Station (Central Line and British Rail), local shops including Sainsburys and Asda, restaurants, multiplex cinema, the Gym and local amenities. Easy access to the A40 for connections to Central London and the Home counties. There are excellent schools within walking distance.

Please note the photos are to show size and layout, and some photos are condition and decorating may vary.

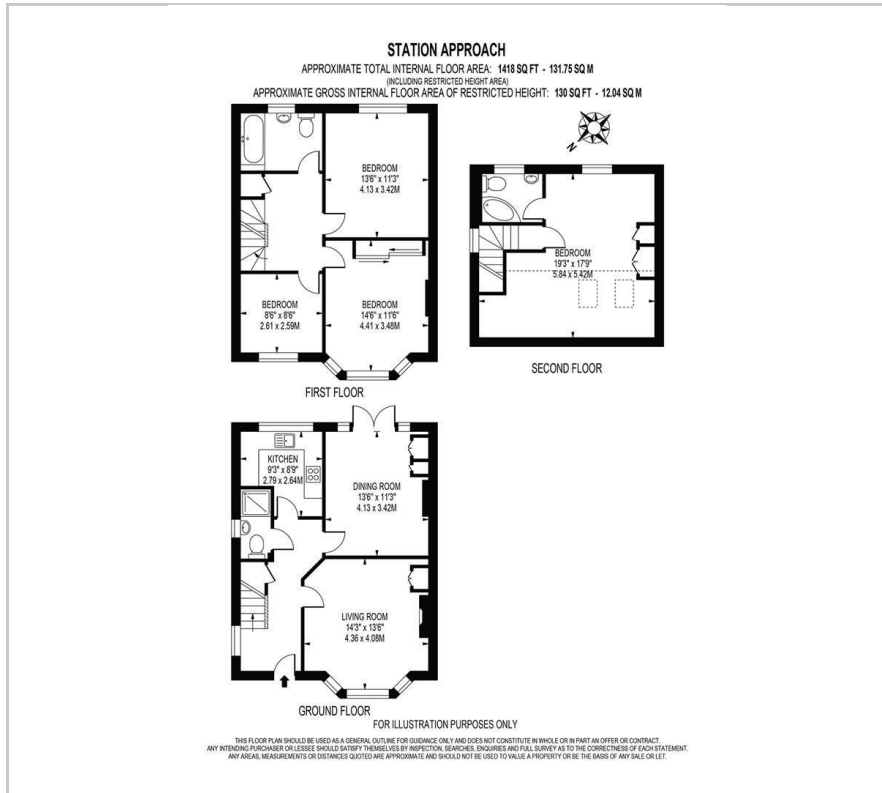
- Six Bedroom HMO
- Gas central heating
- Fitted kitchen
- Large garden to the rear
- Double glazed windows
- Rear Garage

### Viewing

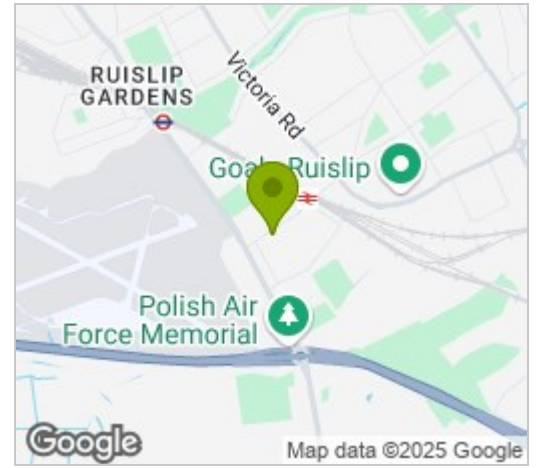
Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.



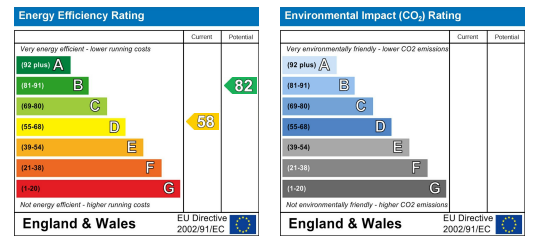
# Floor Plan



# 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 firm's 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](mailto:lettings@elliottandcompany.co.uk)

