



 **2**
Bedrooms

 **2**
Bathrooms

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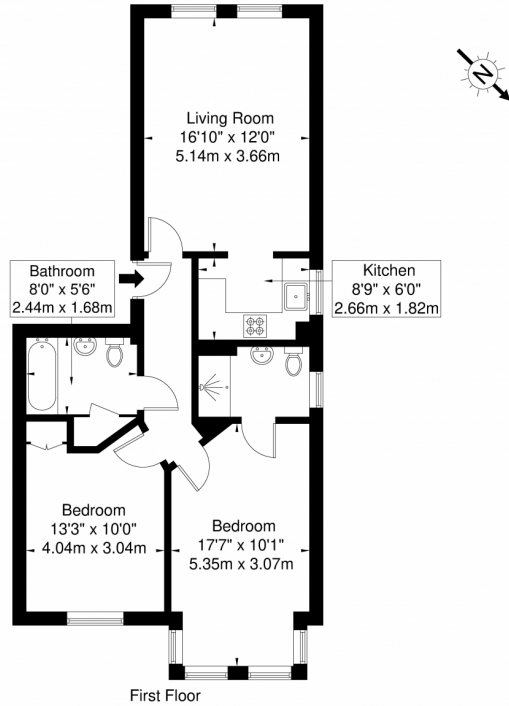


Hilton & Fox are delighted to present to the market this two bedroom, two bathroom flat situated in the ever-popular location of South Ruislip. This property consists of two double bedrooms, large lounge, fitted kitchen & bathroom suite. The main bedroom boasts an ensuite double bedroom, This is a property that must be seen, not only due to its generous size but its convenient location, This property is within walking distance of south Ruislip station and only a stone's throw away from the A40 which provides easy connection to London.

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Westerley Court, West End Road, Ruislip, HA4 6QL

Approx Gross Internal Area = 66.5 sq m / 715 sq ft



Ref Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ruislip Gardens

Paint and Play

B&M Home Store

Bright Horizons at RAF Northolt

Royal Air Forces Association

Cineworld South Ruislip

Sainsbury's

South Ruislip

Sainsbury's Petrol Station

Shell

Supertan Studio

Jewson Ruislip

McGovern Park

Universal Aviation

Polish Air