



**LAWRENCE RAND**

**Sandridge Court, 47 Flowers Avenue**

Offers in Region of **£350,000**



# 6 Sandridge Court

## Ruislip

- Gas central heating
- Allocated parking
- Well maintained communal gardens
- Modern open plan kitchen/lounge/diner
- Two bedrooms
- Close proximity to Eastcote and Ruislip High Street

Nestled in a sought-after location, this stylish two-bedroom flat combines elegance with everyday practicality. A welcoming ambience is felt from the moment you step inside, enhanced by gas central heating and a modern layout designed for comfortable living.

The open-plan kitchen flows seamlessly into the lounge/diner, creating a versatile space ideal for both relaxing evenings and entertaining guests. Two well-proportioned bedrooms offer plenty of scope for personalisation, while the property's position near to Eastcote High Street places a wide range of shops, cafés and transport links. Eastcote station is zone 5 and Ruislip is zone 6 within easy reach..

Outside, residents benefit from beautifully maintained communal gardens – perfect for enjoying the sunshine or a peaceful stroll – along with an allocated parking space, providing valuable convenience.

This home presents an excellent opportunity to enjoy a serene lifestyle in a desirable setting, with the added advantage of being close to the vibrant heart of Eastcote.



This property is ideally situated within the catchment area for a selection of highly regarded schools, making it an excellent choice for families. Nearby options include Coteford, Warrender Primary school, Bishop Winnington-Ingram CoFE Primary School, and Sacred Heart primary school. Secondary education is also well catered for, with St Helen's School in Northwood, Northwood College for Girls GDST, Queensmead School, Ruislip and Nower Hill High School in Pinner all within easy reach.

**Verified Material Information:**

Local: authority: Hillingdon

Council tax band: D

Energy Performance rating: C

Length of lease: 100 years remaining

Ground rent charge yearly: £250

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

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

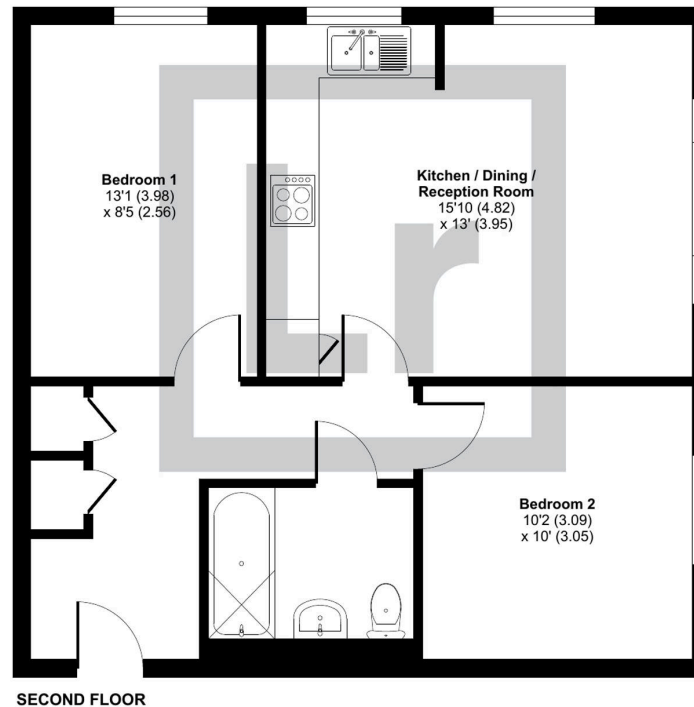




## Flowers Avenue, Ruislip, HA4

Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1345356

## Lawrence Rand

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