



Windmill Court, 4 West Way - HA4 8FG
£290,000 | Freehold

 **LAWRENCE RAND**



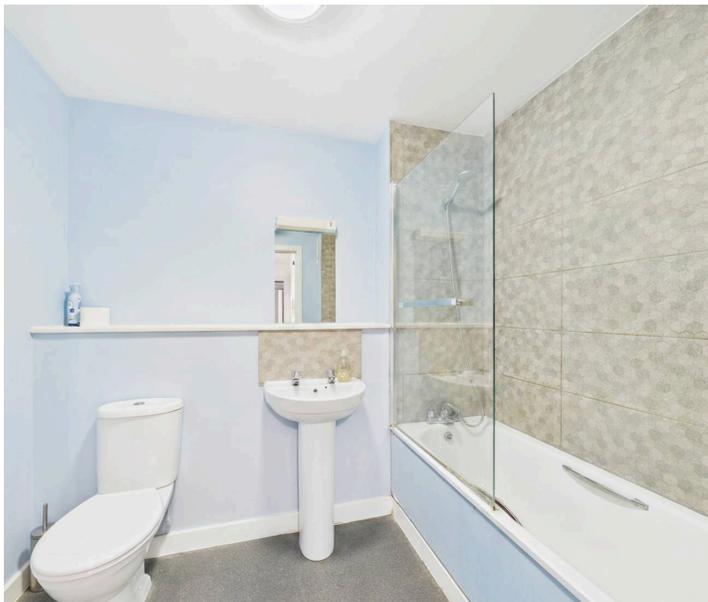
Key Features & Description

- Modern Flat
- Open Plan Kitchen / living area
- Large Rooftop Terrace
- Modern bathroom
- Gated Secure Entrance
- Ultra convenient location
- Great transport links

A spacious one-bedroom upper-floor apartment ideally located in the heart of Ruislip Manor, boasting a large communal roof terrace and secure underground parking. The highlight of the property is the bright open-plan kitchen and living area, offering a seamless layout and generous space for relaxing or entertaining. The impressive rooftop terrace provides stunning panoramic views and excellent outdoor space. The bedroom is well-proportioned with ample storage, while the contemporary bathroom is finished with modern fixtures and fittings. Situated within a secure gated development, the apartment offers both comfort and peace of mind. Perfectly positioned just moments from Ruislip Manor High Street, residents benefit from a wide range of shops, amenities, bus routes, and Metropolitan and Piccadilly line stations. The A40/M40 are also within easy reach, providing swift access to Central London and the Home Counties.

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Ruislip

Nearest Stations

Ruislip Manor – approx **0.1 miles**

Ruislip – approx **0.4 miles**

Eastcote – approx **0.7 miles**

The neighbourhood has a quiet, residential feel with a mix of apartments and family homes. It benefits from excellent transport links via nearby Tube stations on the Metropolitan and Piccadilly lines, as well as easy road access to the A40. Local high streets in Ruislip and Ruislip Manor provide a good range of shops, cafés and amenities, while nearby parks and green spaces add to its family-friendly, community atmosphere.

Verified Material Information:

Tenure: Leasehold

EPC Energy Efficiency Rating: B

Council tax band: C

Local Authority: London Borough of Hillingdon

Length of lease: 108 years

Service charge: £164 per month

Suppliers:

Electricity supply: Mains, Water supply: Mains

water, Sewerage:

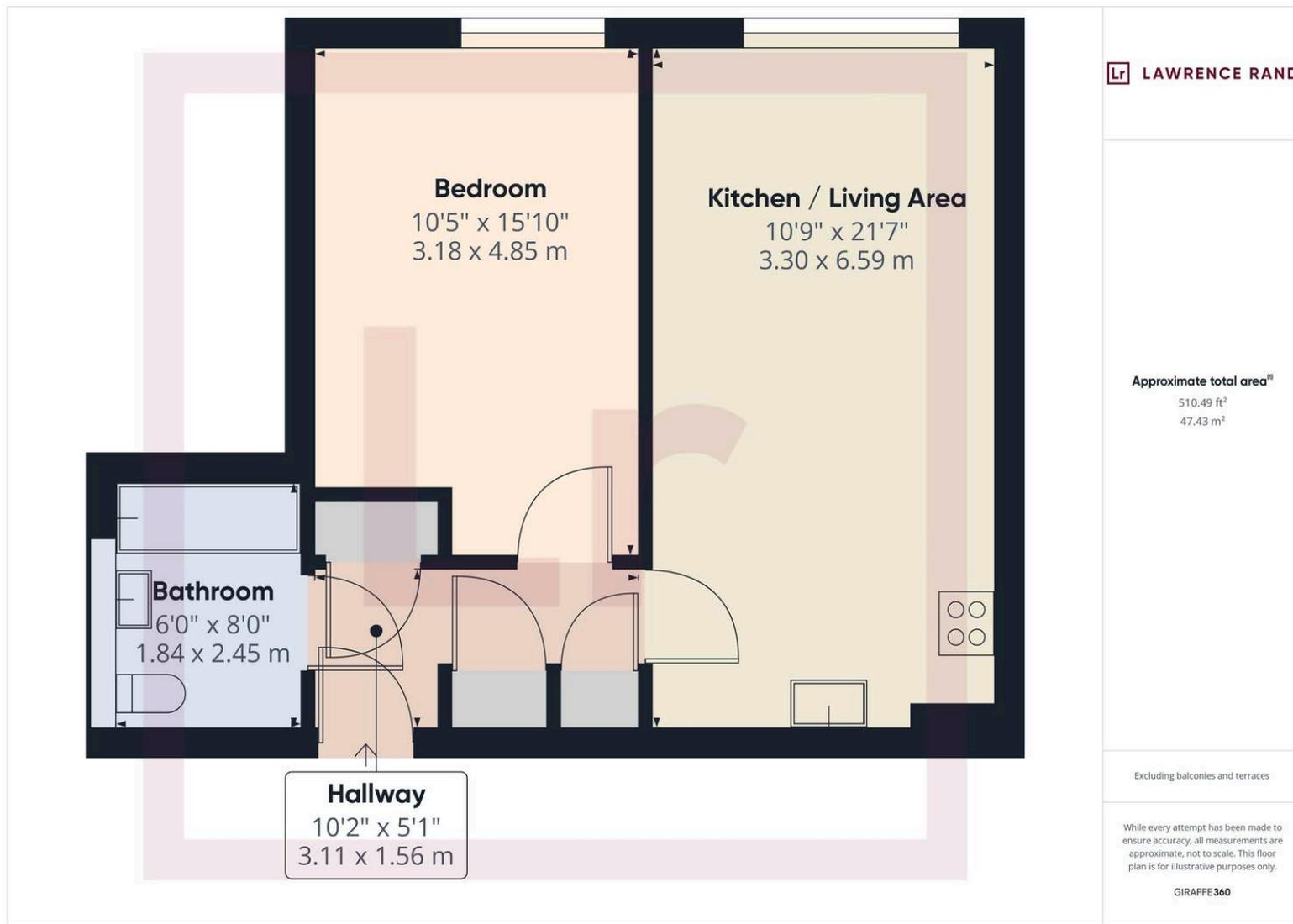
Mains

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

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