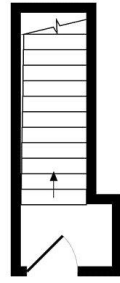


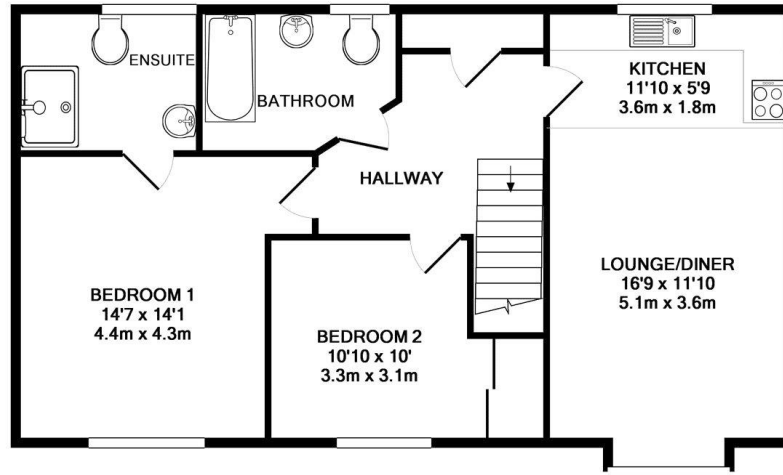
Floorplan

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENTRANCE FLOOR
APPROX. FLOOR
AREA 52 SQ.FT.
(4.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. Always check the details before agreeing to purchase. This includes checking on the existence of relevant permissions. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings/Sketches/Plans - This representation is provided for general guidance and is not to scale.

Blagrove Crescent Ruislip





Blagrove Crescent
Ruislip
£1,350 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+)	A	
(81-89)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	74	76
England, Scotland & Wales		EU Directive 2002/91/EC

Key features

- Brand new build coach house
- Two bedrooms
- Spacious open plan living
- Two bathrooms
- Resident parking
- Close to local amenities

Property details

This new modern build coach house has been finished to a very high standard and offers some lovely features. On entering the property there are stairs rising to the first floor and opening into a welcoming hallway. Decorated in soft tones the spacious light living area flows from living to dining and then to the kitchen. The fitted kitchen is modern with a range of wall and base units and integral appliances.

There are two generously appointed bedrooms one with an en-suite shower room and finally there is a white modern fitted bathroom comprising of a wc, wash hand basin and bath.

Outside there is allocated parking.

Conveniently positioned for Eastcote High Street with its range of shops, cafes, restaurants and good transport links. The Metropolitan/Piccadilly tube line

of Eastcote reaches The City in approx. 30 mins with the A40/Western Avenue just a short drive away providing swift access into Central London the surrounding Home Counties.



We are local people who support our local community. We have unrivalled expertise and knowledge of the surrounding area

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