



364 West End Road, Ruislip
Ruislip

Guide Price **£335,000**



364 West End Road

Ruislip

No chain - modern two-bed ground floor maisonette with spacious living area, stylish kitchen, private garden, two sheds, and contemporary bathroom. Ideal for families or professionals. Permit parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor maisonette
- Long lease of 924 years, no service charge and low ground rent
- Two bedrooms
- Generous living room with large bay window
- Modern kitchen with direct access to the patio and garden
- Modern bathroom with walk-in shower
- Large south-west facing private garden
- No chain
- Excellent location close to local shops, train stations and bus routes

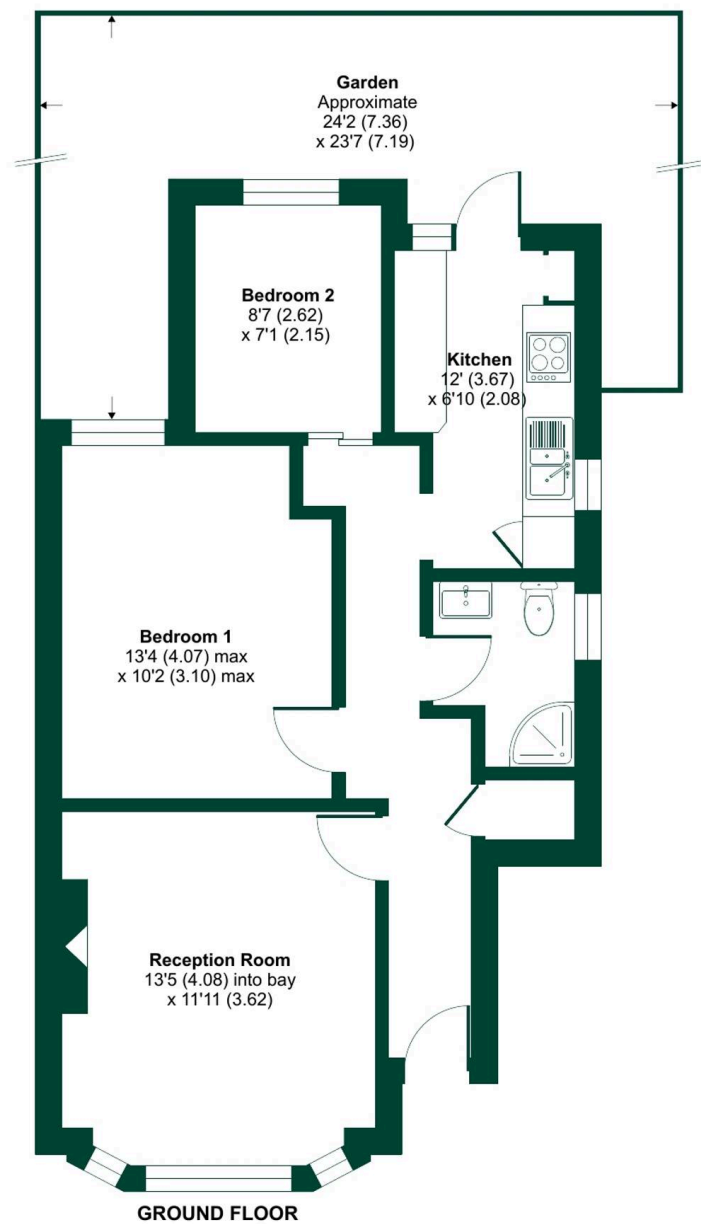




West End Road, Ruislip, HA4

Approximate Area = 580 sq ft / 53.8 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). © nchecon 2026. Produced for Sam Robbins Estate Agents Ltd. REF: 1481150

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