



## 28 Cavendish Avenue

, Ruislip, HA4 6QH

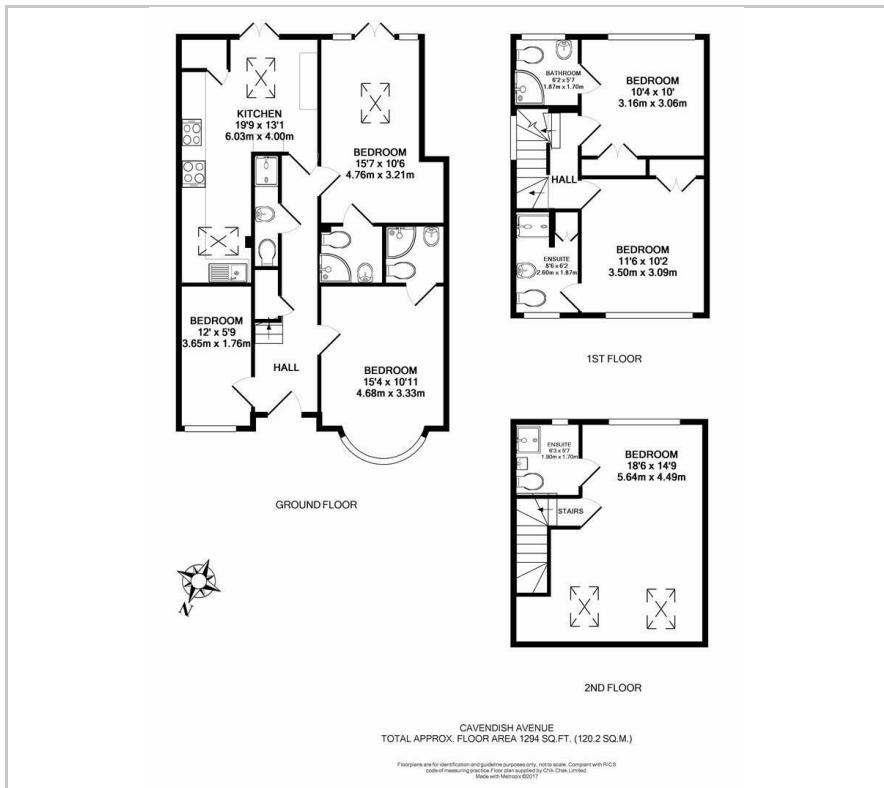
**£875 Per Month**

DOUBLE ROOM with LUXURY EN-SUITE with HIGH QUALITY fixtures, fittings and furnishings in a house with BEAUTIFUL GARDEN, PRIVATE ACCESS TO GARDEN and OFF STREET PARKING, BILLS AND WIFI INCLUSIVE. The room comes furnished and the ensuite has shower cubicle, wc and vanity wash basin with cupboard underneath. The shared kitchen has appliances including 2 hobs, and 2 fridge/freezers. Own door to patio area and communal garden. The property is close to South Ruislip Central line and British Rail station and is also an easy drive to the A40 .  
**SINGLE PROFESSIONALS ONLY!**

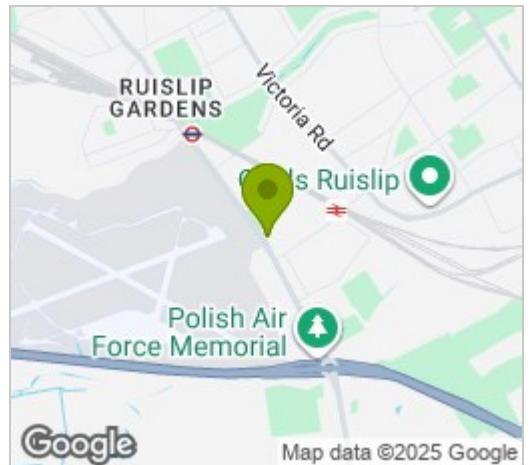
### Viewing

Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficient Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	63
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(38-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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