



## £1,000,000 Freehold

West End Road, Ruislip, HA4

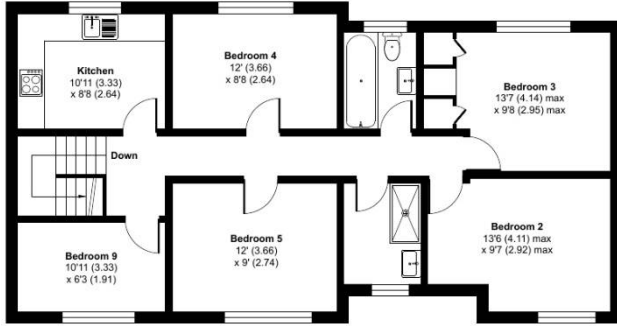
**PLANNING TO CONVERT TO FLATS!** Simple Estate Agents are pleased to present this detached property, offering planning consent to convert into flats. This versatile property is ideal for investors or could be adapted into a large HMO. It currently features three kitchens, five bathroom/shower rooms, and nine rooms spread across two floors. The property also benefits from a spacious front garden, providing plenty of parking. Alternatively, it could be converted into a beautiful single-family home. For more information or to arrange a viewing, contact us today!

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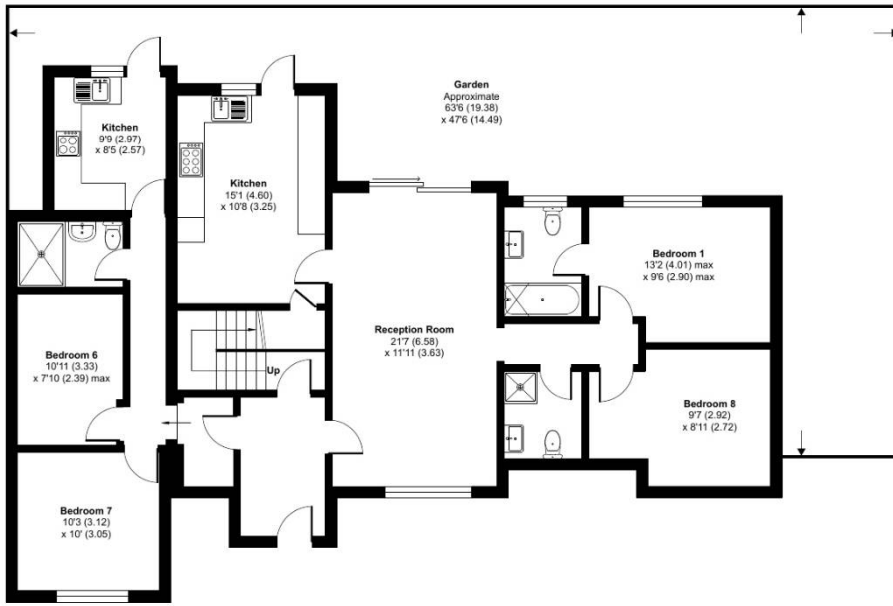
## West End Road, Ruislip, HA4

Approximate Area = 2234 sq ft / 207.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simple Estate Agents. REF: 1234614

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92-100) <b>A</b>                           |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>80</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>47</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |

## Directions

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                         |
|-----------------------------------------------------------------|-----------|-------------------------|
|                                                                 | Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92-100) <b>A</b>                                               |           |                         |
| (81-91) <b>B</b>                                                |           |                         |
| (69-80) <b>C</b>                                                |           | <b>80</b>               |
| (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                                                | <b>47</b> |                         |
| (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                                                 |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England, Scotland & Wales                                       |           | EU Directive 2002/91/EC |

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.