

**£370,000**  
**Perkins Gardens**  
UB10 8FZ

## PROPERTY SUMMARY

A stunning two bedroom, two bathroom apartment ideally located just a minute's walk from West Ruislip Central Line station. Finished to a high standard throughout, the property offers bright, modern living with the added benefit of secure underground parking. Perfect for commuters seeking style, comfort, and convenience in a prime location.

2



2



1



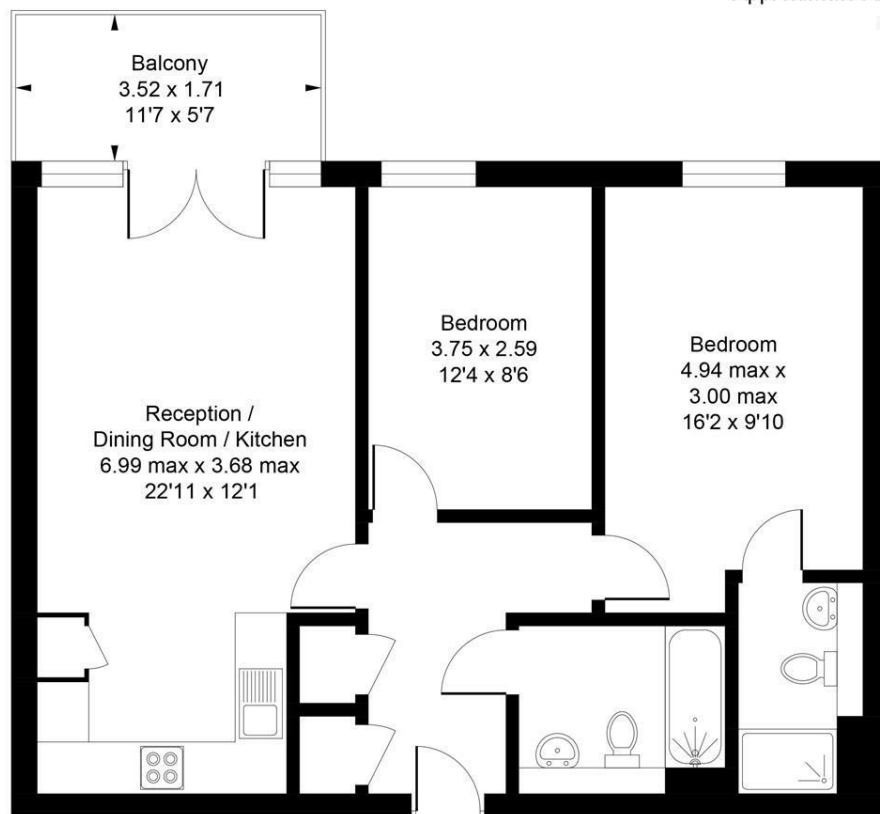




## Walsham Court, UB10

Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not to scale



**Third Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## LOCAL AUTHORITY

Hillingdon

## TENURE

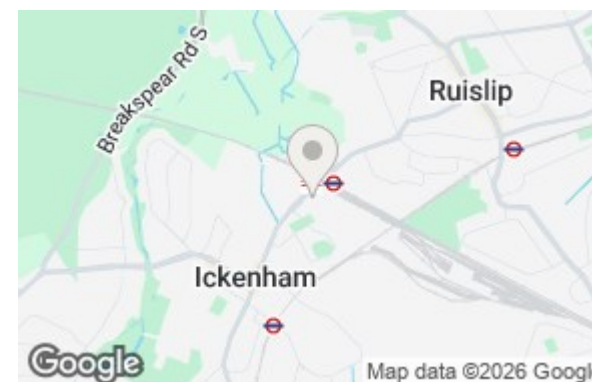
Leasehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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