



ESTATE & LETTINGS AGENTS

Palmera House, Field end Road, Ruislip, HA4



FOR SALE £385,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Modern Two-Bedroom Executive Apartment in Prime Eastcote Location

Stylish | Spacious | Superb Location

Offered to the market in immaculate condition, this superb two-bedroom first floor apartment in the sought-after Palmera House development is perfect for first-time buyers, downsizers, or savvy investors. Tucked away in the heart of Eastcote, it combines modern design with exceptional convenience—just a short stroll to local shops, schools, and excellent transport links into London.

Inside, the property features:

- A bright and spacious open-plan lounge/diner with generous natural light
- A sleek fitted kitchen with integrated oven, fridge freezer, and dishwasher
- Two well-sized double bedrooms, perfect for rest or working from home
- A stylish bathroom with contemporary fittings and tiled flooring
- Ready for immediate occupation—just move in and enjoy

Outside, enjoy the ease of:

- Gated allocated parking with *two dedicated spaces*

Location Highlights:

- Just minutes from Eastcote Tube Station (Metropolitan & Piccadilly lines)
- Walking distance to Eastcote High Street with cafés, shops, and amenities
- Great access for motorists via A40, M40, and M25
- Surrounded by vibrant dining, entertainment and leisure options
- **Service Charge:** Approx. £1,600 p.a. | **Lease:** Long lease (details available upon request)
- Whether you're seeking a stylish first home or an excellent investment opportunity with strong rental returns, this Eastcote gem ticks all the boxes.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

