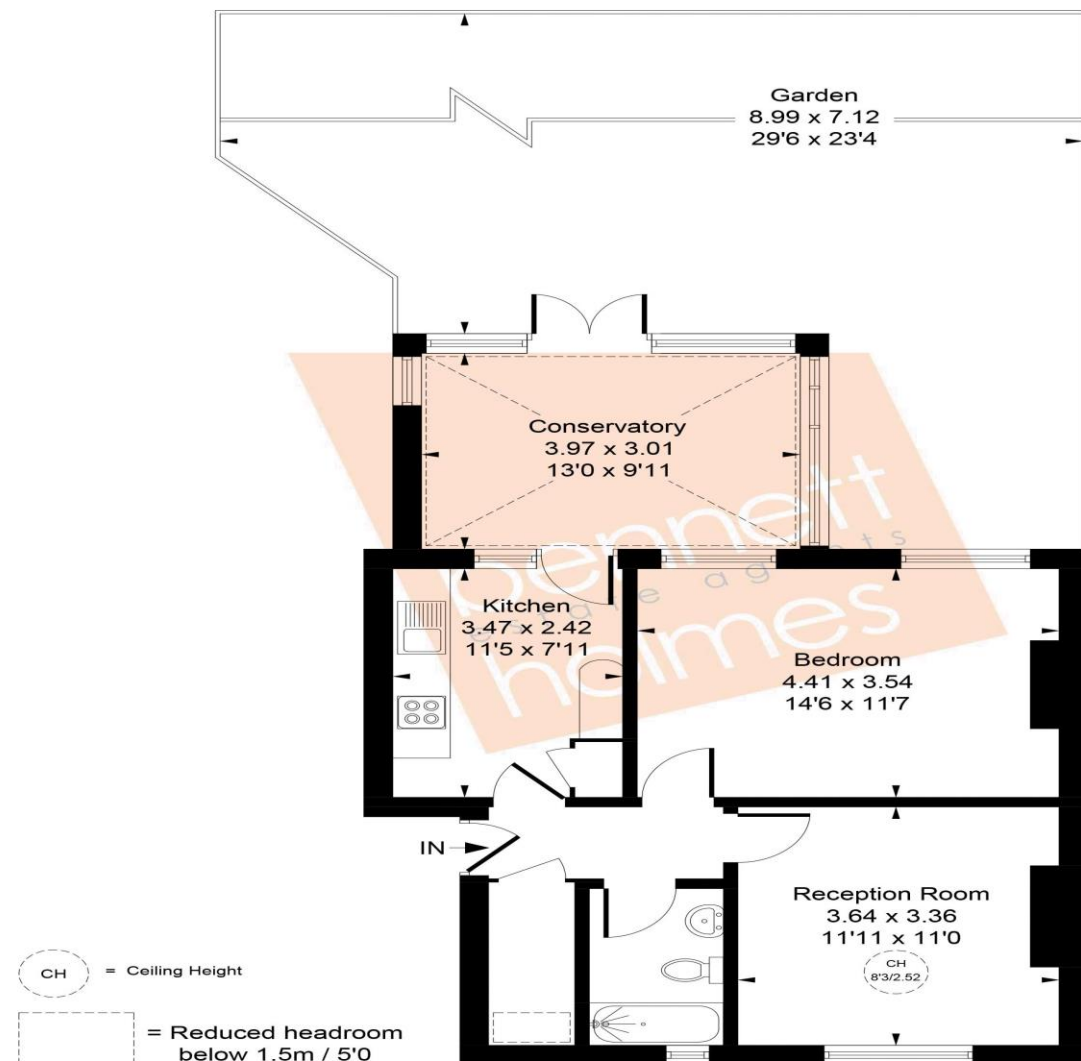


## Wood End Lane, Northolt

Approximate Gross Internal Area  
60.40 sq m / 650 sq ft



### Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Leasehold - 86 years remaining  
Lease 130 years from 1.1.1981  
Service charge £69 pcm  
Ground rent - £10 pa  
London Borough of Ealing  
Council tax band C - £1814  
EPC =C

#### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Wood End Lane Northolt UB5 4JH

Price Guide: £275,000



Bennett Holmes are pleased to offer this one bedroom ground floor, purpose built flat with own garden situated in a residential location in Northolt. The property is within 0.4 miles to Northolt Park's Chiltern Railway Line station, 0.8 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Bus links and local schools are also nearby. Other benefits include a conservatory, own rear garden, gas central heating, double glazed windows, £69 pcm service charge, £10 pa ground rent and no upper chain.





- ONE BEDROOM
- GROUND FLOOR
- PURPOSE BUILT FLAT
- CONSERVATORY
- OWN REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 0.8 MILES TO NORTHOLT TUBE STATION
- NO UPPER CHAIN

## Wood End Lane Northolt UB5 4JH

**Price Guide:** £275,000



### Accommodation

The accommodation briefly comprises a communal entrance opening to the flats own front door. The front door opens to the entrance hall with doors to the bathroom, bedroom, lounge and kitchen. The bathroom comprises a panel enclosed bath with shower attachment, vanity sink unit and WC. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine, tumble dryer and there is a door to the conservatory. The conservatory has double glazed patio doors to own private garden. The garden is mainly laid to lawn with a patio area.

Disclaimer - A Subsidence Claim was made due to movement noted on the right flank wall of the conservatory. After monitoring and the removal of three Ash Trees a Certificate of Structural Adequacy was issued.

