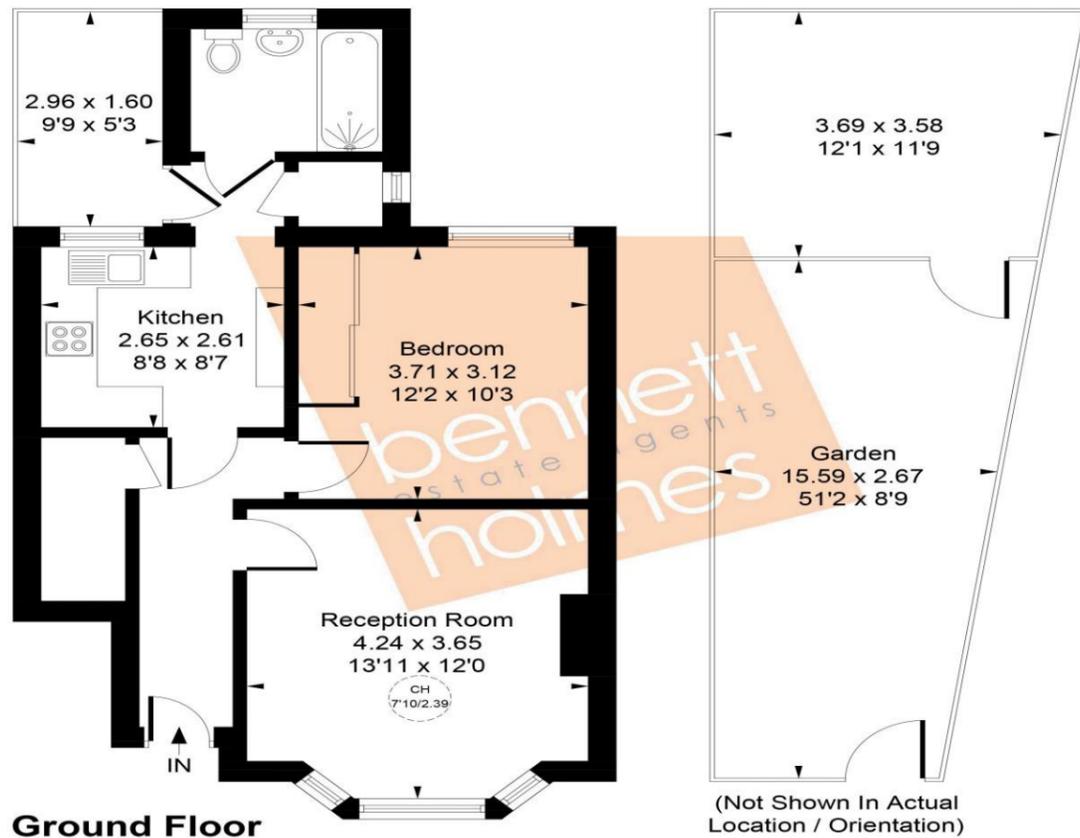


**Reading Road, Northolt, Middlesex**

Approximate Gross Internal Area  
49.10 sq m / 529 sq ft



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 - there are 138 years remaining on the lease  
No service charge or ground rent  
London Borough of Ealing  
Council tax band B - £1515  
EPC =D

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.

**Reading Road Northolt UB5 4PH**

Price Guide: £275,000



Bennett Holmes are pleased to offer this well presented, one double bedroom, ground floor, purpose built maisonette situated in a residential location in Northolt. The property is situated within walking distance of Northolt Park's Chiltern Railway Line Station, local bus links and local shops. Also within 0.8 miles is Northolt's Central Line Station. Benefits include 138 years remaining on the lease, no service charge or ground rent, gas central heating, double glazed windows, own section of rear garden and no upper chain.



- ONE DOUBLE BEDROOM
- GROUND FLOOR MAISONETTE
- OWN PRIVATE GARDEN MEASURING APPROX. 50 FT.
- 138 YEARS REMAINING ON THE LEASE
- NO SERVICE CHARGE
- NO GROUND FLOOR
- 0.8 MILES TO NORTHOLT TUBE
- NO UPPER CHAIN

**Reading Road  
Northolt  
UB5 4PH**

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**Price Guide: £275,000**



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the lounge, kitchen and a large storage cupboard. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring electric hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine and space for a fridge/freezer. From the kitchen there is an arch to a lobby area with a door to a large cupboard, a door to the rear garden and a door to the bathroom. The bathroom comprises a white three piece suite; a panel enclosed bath, hand wash basin and WC. With part tiled walls and laminate flooring.

Outside the property is a private rear garden measuring approx. 50 ft. Which is mainly laid to lawn with a decked area.

