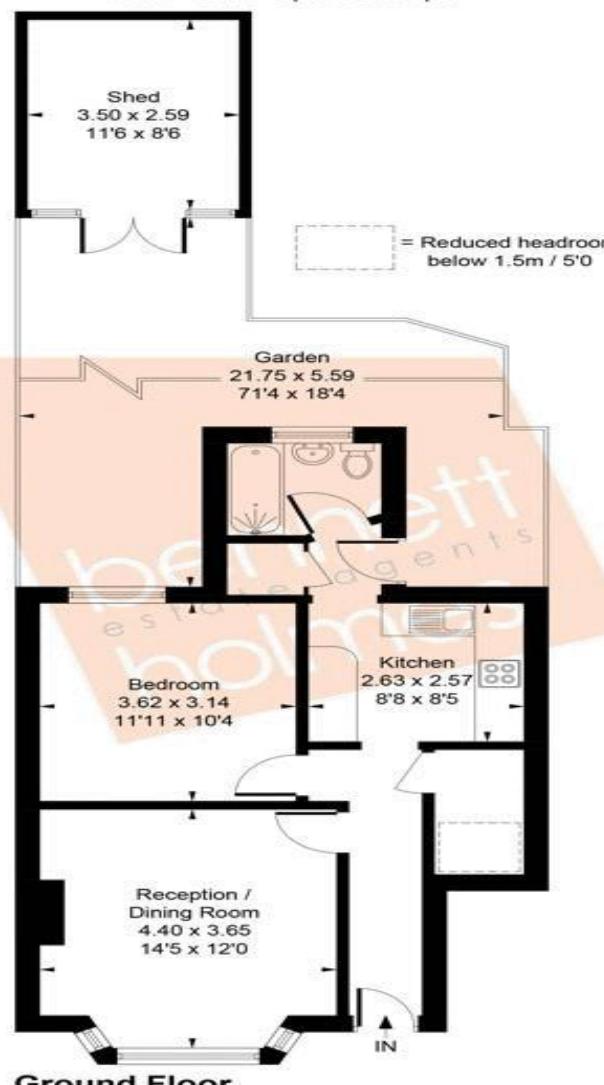


### Carr Road

Approximate Gross Internal Area = 49.19 sq m / 529 sq ft  
Shed = 9.10 sq m / 98 sq ft  
Total = 58.29 sq m / 627 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.

#### Leasehold

923 years remaining on the lease  
999 years from 25 December 1950  
No service charge  
Ground rent- £250 PA  
London Borough of Ealing  
Council tax band C- £1814  
EPC- D

#### NORTHLOLT 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.

### Carr Road Northolt UB5 4RJ

Price Guide: £295,000



Bennett Holmes are delighted to present this modern one-bedroom ground floor maisonette, set within a popular residential location in Northolt. Ideally positioned just 0.4 miles from Northolt's main shopping amenities and Central Line tube station, the property offers excellent transport connections along with convenient access to local bus routes and local schools. Renovated throughout to a high contemporary standard, the property is beautifully presented and benefits from over 900 years remaining on the lease, no service charge, its own private rear garden, and off street parking for two cars. Additional features include a modern kitchen and bathroom, gas central heating and double glazed windows.



- ONE BEDROOM
- GROUND FLOOR MAISONETTE
- REAR GARDEN
- OFF STREET PARKING
- OVER 900 YEARS REMAINING
- NO SERVICE CHARGE
- FULLY REFURBISHED
- 0.4 MILES TO NORTHLAND TUBE STATION

**Carr Road  
Northolt  
UB5 4RJ**

**Price Guide:** £295,000



## Accommodation

Accessed via its own private front door, the entrance hall leads to the front reception room, bedroom, kitchen, and a storage cupboard. The modern kitchen is fitted with a sink and drainer, a range of wall and base units, an integrated four ring gas hob with overhead extractor hood, and an integrated electric oven. Further integrated appliances include a fridge, freezer and washing machine. An archway opens onto a lobby area, offering access to a larder housing the Combi boiler, a double glazed door to the rear garden, and a separate door to the bathroom. The stylish bathroom comprises a panel enclosed bath with shower unit, wash hand basin and WC, finished with tiled walls and flooring.

To the rear, the private rear garden has been recently landscaped with a new patio and lawn, plus a large brick shed with full electrics providing additional storage.

To the front, there is off-street parking for two cars.

