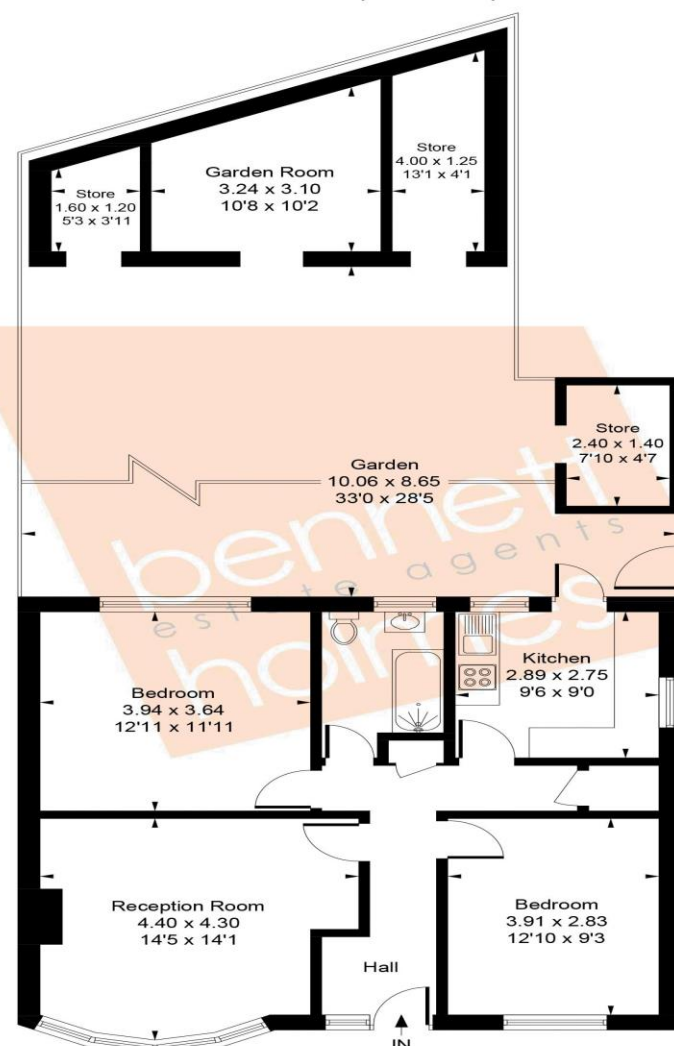


## Newbury Close

Approximate Gross Internal Area  
Ground Floor = 68.06 sq m / 733 sq ft  
Outbuildings = 19.74 sq m / 212 sq ft  
Total = 87.80 sq m / 945 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.  
© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold- 175 years remaining  
220 years from 1 January 1981  
Service Charge £47.25 pcm  
Ground Rent £10 pa  
London Borough of Ealing  
Council Tax Band C £1,814pa  
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.

## Newbury Close Northolt UB5 4JF

Price Guide: Offers in Excess of £395,000



Bennett Holmes are pleased to present this modern two double bedroom ground floor maisonette, set within a popular residential close in Northolt. Ideally positioned just 0.9 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 175 years remaining on the lease, own private rear south west facing garden and private driveway providing off street parking. Additional features include a modern kitchen and bathroom, gas central heating and double glazed windows.





- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- MAISONETTE
- MODERN CONDITION THROUGHOUT
- OWN REAR GARDEN SOUTH WEST FACING
- DRIVEWAY PROVIDING OFF STREET PARKING
- 175 YEARS REMAINING ON THE LEASE
- WOODEN OUTBUILDING/ GARDEN ROOM

## Newbury Close Northolt UB5 4JF

**Price Guide:** Offers in Excess of £395,000



### Accommodation

The accommodation briefly comprises own front door opening to the entrance hall with doors to the front aspect living room, two double bedrooms, bathroom and the kitchen. The modern kitchen is fitted with wall and base level units, an integrated 4 ring electric hob with an overhead extractor hood, integrated microwave and integrated oven. There is plumbing for a washing machine and a double glazed door to the rear garden.

Outside the property is a private south west facing rear garden enjoying afternoon and evening sun.

The rear garden measures approx. 30 ft and is mainly laid to lawn with a patio area. To the rear of the garden is a wooden outbuilding/ garden room providing ample outside storage. There is an outside gate to the garden providing a side entrance.

To the front of the property is a private driveway providing off street parking.

