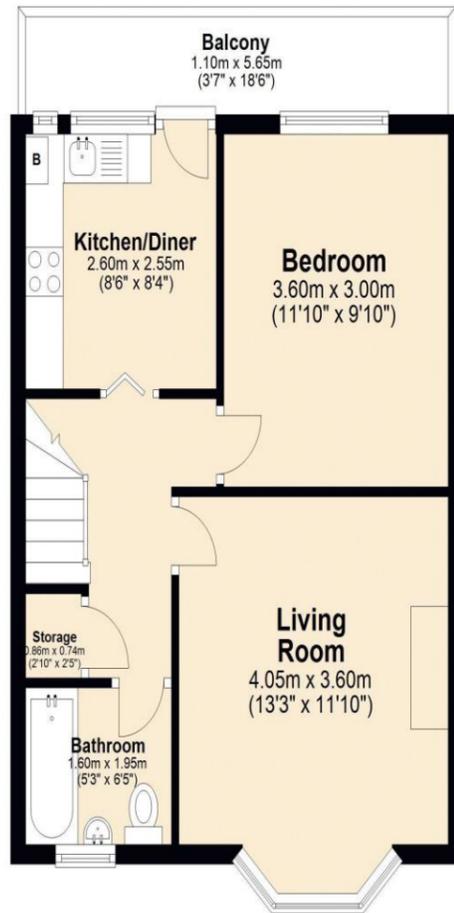


Top Floor Flat
Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 47.4 sq. metres (510.7 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.
Plan produced using PlanUp.

Leasehold
Approximately 168 years remaining
No service charge and no ground rent
London Borough of Ealing
Council tax band - B - £1,294.73
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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 4PG

Price Guide: £270,000



Bennett Holmes are pleased to present this one bedroom first 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 0.7 miles is Northolt's Central Line Station. Benefits include a private rear garden, double glazing, gas central heating, 168 years remaining on the lease and no service charge or ground rent.



- ONE BEDROOM
- FIRST FLOOR
- PURPOSE BUILT MAISONETTE
- 168 YEARS REMAINING ON THE LEASE
- NO SERVICE CHARGE OR GROUND RENT
- OWN REAR GARDEN 60 FT.
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LARGE LOFT

**Reading Road
Northolt
UB5 4PG**

Price Guide: £270,000



Accommodation

Accessed via its own front door the accommodation briefly comprises stairs to the first floor landing with doors to all rooms. There is a front aspect lounge and rear aspect double bedroom. The kitchen overlooks the rear and has a built in Neff fan assisted oven and gas hob, plumbing for washer/dryer, space for tall fridge/freezer, wall mounted boiler and a double glazed door to the balcony with stairs leading down to the garden. The fully tiled bathroom comprises a three piece white suite with the bath having a mixer tap and shower attachment and a heated towel radiator.

Other benefits include laminate flooring in the lounge, carpeted bedroom, extensive loft storage with pull down ladder, floor to ceiling over stairs storage cupboard, balcony off the kitchen leading to the garden, double glazing and gas central heating.

Outside there is direct access to a private 60ft south facing rear garden which is mainly laid to lawn with a shed and two decking areas.

