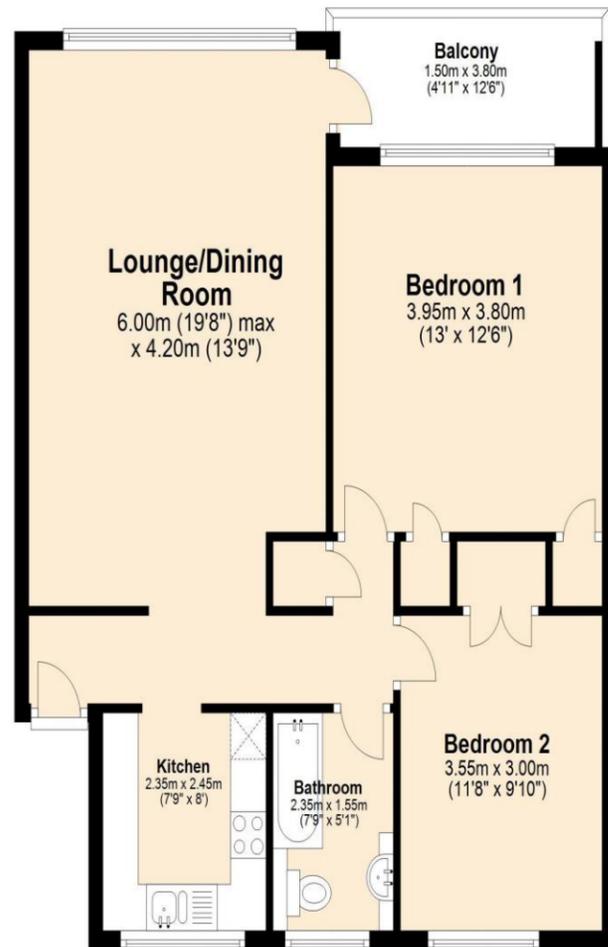


**Mid Floor Flat**  
Approx. 70.6 sq. metres (759.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.5 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.

Share of freehold  
Over 900 years remaining on the lease  
Service charge - £997 PA  
Ground rent - Peppercorn  
London Borough of Ealing  
Council tax band C - £1,542.65  
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.

**Graham Court, Eastcote Lane Northolt UB5 4HT**

Price Guide: Offers in Excess of £350,000



Bennett Holmes are pleased to offer this larger than average two double bedroom first floor flat situated in a quiet residential development located off Eastcote Lane on the Northolt/ South Ruislip borders. The property is within easy reach of both Northolt and South Ruislip's shopping and transport facilities to include the Central Line Stations. Other benefits include two double bedrooms, a balcony, double glazed windows, a share of the freehold, over 900 years remaining on the lease, a garage in a block, communal gardens and no upper chain.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- QUIET, RESIDENTIAL DEVELOPMENT
- BALCONY
- GARAGE IN A BLOCK
- SHARE OF FREEHOLD
- OVER 900 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**Graham Court, Eastcote Lane  
Northolt  
UB5 4HT**

**Price Guide:** Offers in Excess of £350,000



**Accommodation**

The accommodation briefly comprises a communal entrance with stairs to all floors. The flat is located on the first floor. The flats own front door opens to the entrance hall with square arches to the kitchen and the lounge. There are doors to two double bedrooms, a large storage cupboard and the family bathroom. 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, an integrated electric oven and an integrated fridge and freezer. There is plumbing for a washing machine and dish washer and views of the communal gardens. The spacious lounge has a double glazed door to the balcony area. The balcony is a quiet sun trap surrounded by lawn and trees. Both double bedrooms have doors to storage cupboards. the master bedroom is much larger than average and has a door to a wardrobe area. The second bedroom is also a double bedroom with a door to a storage cupboard. The family bathroom comprises a white three piece suite; WC, hand wash vanity basin offering storage and bath.

Outside the property are beautiful communal gardens, communal parking and there is a garage in a block.

