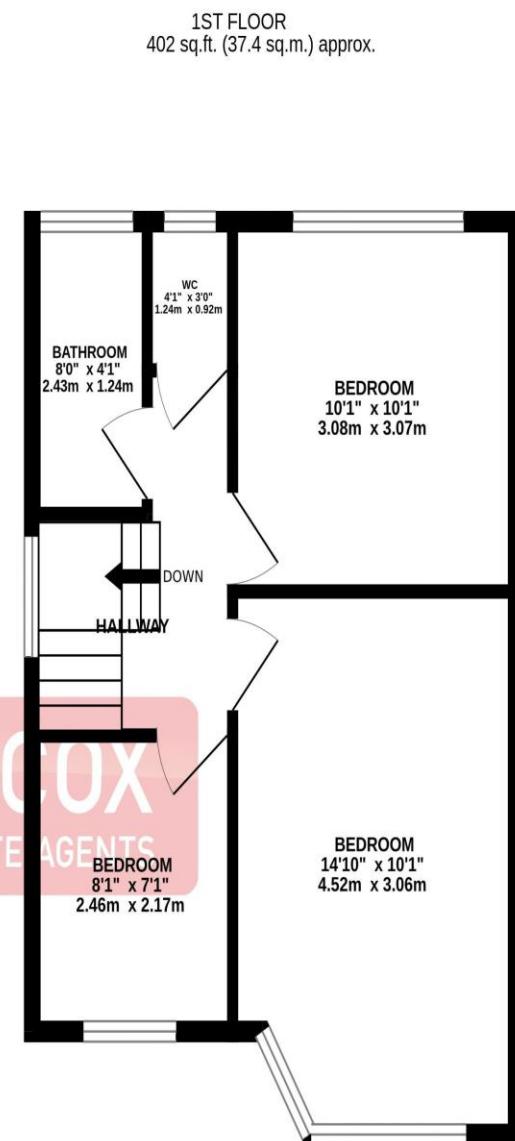
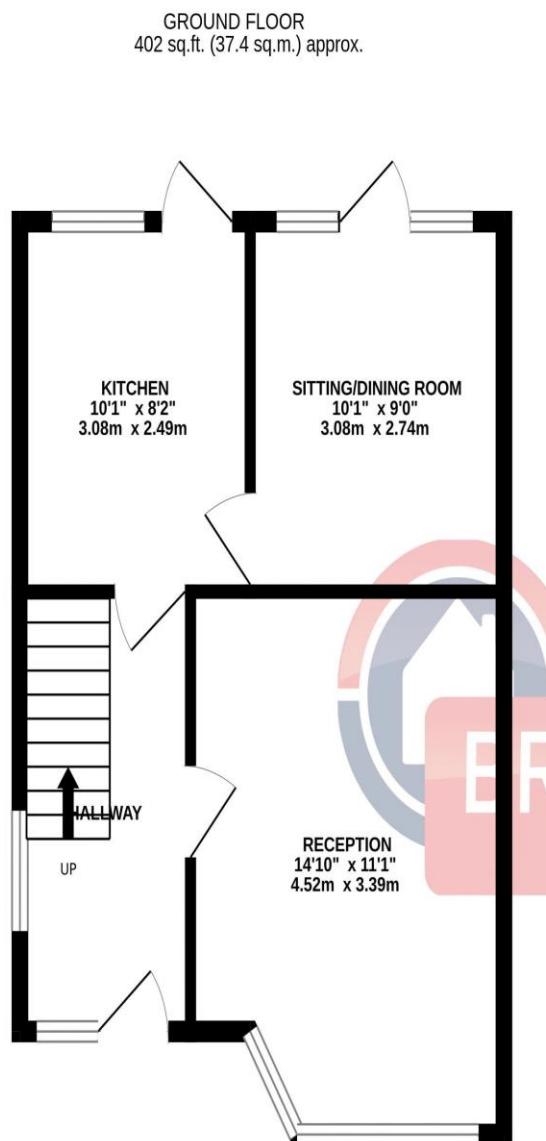


# the floorplan...



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

more details from...

call: Brian Cox Northolt: 0208 842 4008  
email: [Jeff.Osullivan@brian-cox.co.uk](mailto:Jeff.Osullivan@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 842 4008  
[brian-cox.co.uk](http://brian-cox.co.uk)



Family home with potential. This property has to be one of the best located properties on the market at the moment which is in a conservation area. It benefits from size and potential to extend to the side, so if you're looking for the perfect home in a prime spot that boasts space and potential on top of being within easy reach to local schools, Northolt Station, bus links and shops then this has your name written all over it. So call us now to find out more and arrange your early viewing today.



£580,000  
Freehold

Ealing Road, Northolt UB5 5HU

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- Corner Plot
- Chain Free
- Off Street Parking
- Northolt Village
- Short Walk to Northolt Station
- Potential to Extend to The Side, Loft and Rear (STPP)



## the location...

### nearest stations ...

Northolt (0.2 miles)  
Northolt Park (0.9 miles)  
Greenford (1.0 miles)

Northolt is a town located in North West London and lies within zone 5 on the Central Line. There is good access to the West End of London and popular high street shops and restaurants in Ruislip which make the area a good choice for young professionals and families alike.

There are two stations in the area which are Northolt Central Line Tube Station (31 minutes to Tottenham Court Road) and Northolt Park Overground Station. Northolt Park is a Network Rail station served by Chiltern Railways (21 minutes to Marylebone Station).

There are also a number of local bus routes offering access to Heathrow, Ealing, Ruislip and numerous other locations. If you travel by road, the A40 is within easy reach with access to both the city and the Home Counties.