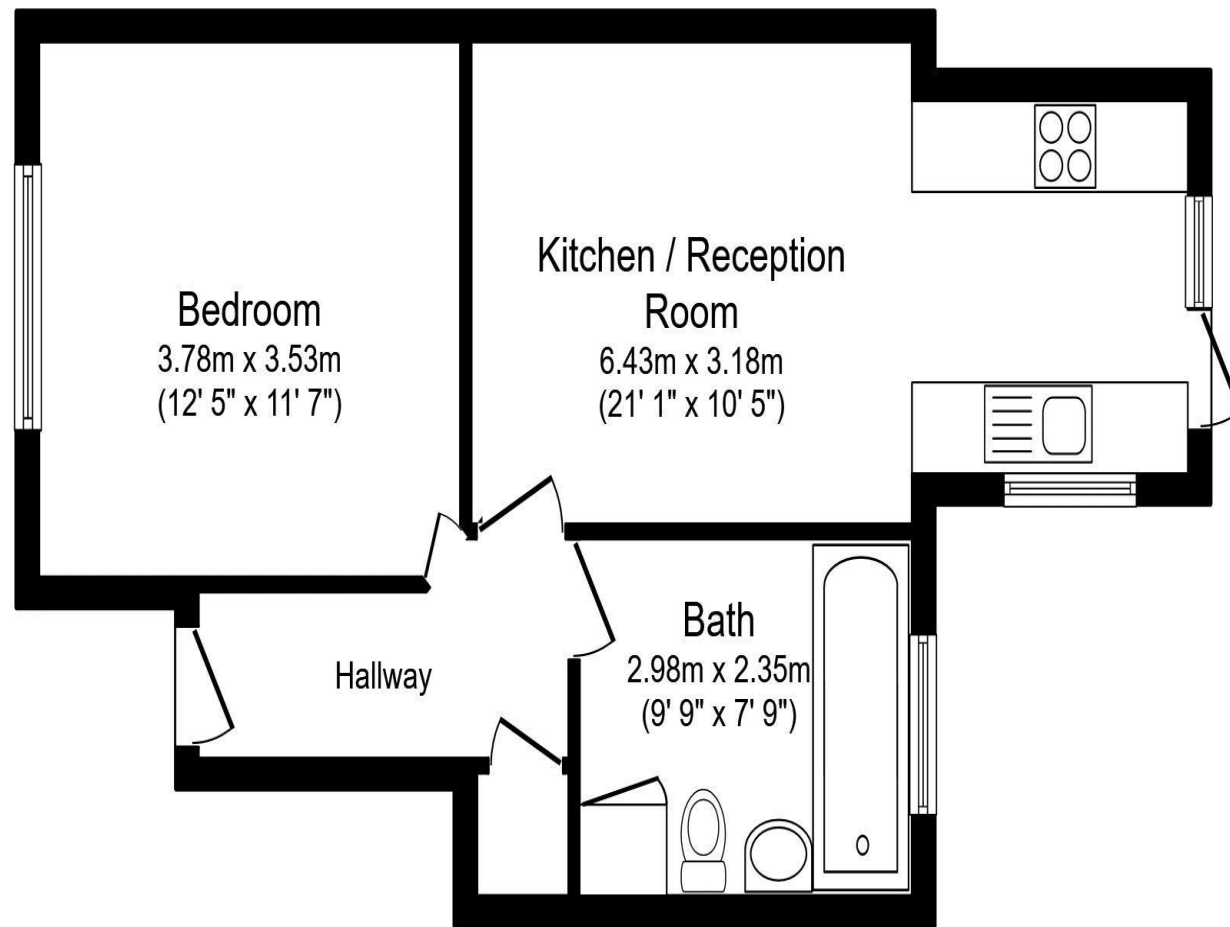


Islip Manor Road Northolt UB5 5EA

Price Guide: £265,000



Total floor area 44.9 sq.m. (484 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

London Borough of Ealing
Council tax band C - £1,396.64
The property will be sold with a new
lease of 153 years upon completion
There is no service charge
Ground rent is £100 pa.
EPC =D

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.

Bennett Holmes are pleased to offer this larger than average one double bedroom ground floor maisonette located on a popular, quiet residential road. The property is convenient for Northolt's shopping and transport facilities which include the central tube station (0.7 miles) and the A40 for access in and out of London. Other benefits include; own section of rear garden, a new lease of 153 years upon completion, no service charge, £100 ground rent PA, gas central heating, double glazed windows, off street parking and no upper chain.



- ONE DOUBLE BEDROOM
- GROUND FLOOR MAISONNETTE
- A NEW LEASE OF 153 YEARS UPON COMPLETION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO UPPER CHAIN
- OWN REAR GARDEN
- OFF STREET PARKING

**Islip Manor Road
Northolt
UB5 5EA**

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Accommodation

The accommodation briefly comprises the properties own front door opening to the entrance hall with doors to the front aspect double bedroom, bathroom and the lounge. The bathroom comprises a white three piece suite; bath, hand wash basin and WC. With tiled walls and tiled flooring. The lounge has a square arch to the kitchen area. The kitchen is fitted with wall and base level units, a sink and a gas cooker point. There is plumbing for a washing machine and space for a fridge/ freezer. From the kitchen there is a double glazed patio door to the rear garden.

Outside the property there is a private section of garden which is mainly laid to lawn with a patio area. To the front there is off street parking. The property will be sold with a new lease of 153 years upon completion There is no service charge Ground rent is £100 pa.

