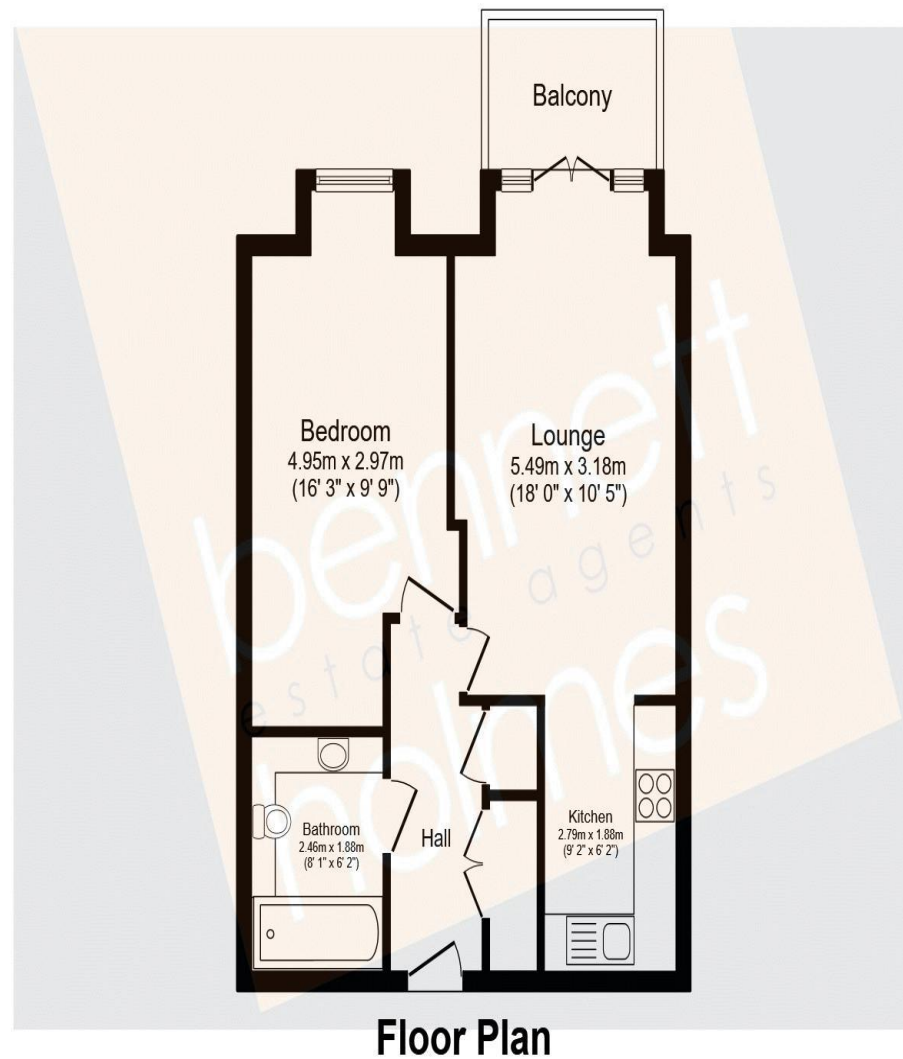


## Portman House, 150 Field End Rd Eastcote HA5 1RJ

Price Guide: £320,000



Total floor area 47.9 m<sup>2</sup> (515 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

### NORTHOLT OFFICE

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**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.

Leasehold 155 years from January 2014  
Service Charge £2,230 per annum  
Ground Rent £250 per annum  
Borough of Hillingdon  
Council Tax Band D  
Council Tax £1,760 per annum  
EPC =B



Bennett Holmes are delighted to offer this modern built, one double bedroom second floor luxury apartment located on Eastcote's main High Street which includes the Metropolitan and Piccadilly Line tube. The property includes a modern fitted bathroom, a modern fitted kitchen which includes an integrated fridge freezer, built-in electric oven, ceramic hob and an integrated dishwasher. There is also a balcony accessed from the lounge. The development is accessed via a secure gate and has an allocated underground parking space. Representing an ideal first time buy or investment purchase currently let at £1,200 per calendar month. There is also the added advantage of no upper chain.



- MODERN GATED DEVELOPMENT
- ONE DOUBLE BEDROOM
- SECOND FLOOR WITH BALCONY
- LIFT ACCESS
- UNDERFLOOR HEATING
- UNDERGROUND PARKING
- LEASE IN EXCESS OF 140 YEARS
- NO UPPER CHAIN

**Portman House, 150 Field End Rd  
Eastcote  
HA5 1RJ**

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### Accommodation

Accessed via a secure gated pedestrian entrance with video entryphone system the communal area has lift and stair access to all floors. Located on the second floor the apartment has an entrance hall with a built-in cupboard housing a washer dryer and a cupboard housing the hot water cylinder and heat exchanger unit. The lounge has double glazed casement doors to the balcony and is open plan to the modern fitted kitchen which includes a built-in electric oven, a ceramic hob, an integrated fridge freezer and dishwasher. One double bedroom and a modern fitted bathroom which includes a tiled panel enclosed bath with mixer tap and shower attachment, low level w.c. and a wash hand basin with a range of base units. There are communal gardens and allocated underground parking for one car. NB Photographs in brochure taken before current tenancy commenced.

