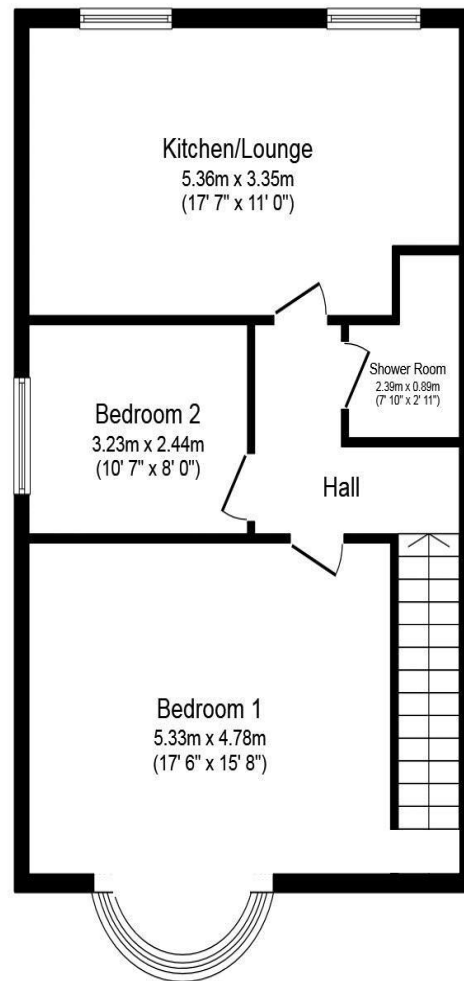


Whitton Avenue West Northolt UB5 4LA

Price Guide: Offers in Excess of £320,000



Floor Plan

Total floor area 64.7 sq.m. (697 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

London Borough of Ealing
Council tax band C - £1,542.65
Leasehold - a new lease of 175 years upon completion
No service charge
£200 ground rent PA
EPC =C

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 two double bedroom, first floor flat in Northolt. The property is situated within walking distance to the Oldfields Circus shopping parade and local bus links and within 0.5 miles to Northolt Park's Chiltern railway Line Station. Also within 0.8 miles is Northolt's Central Line Station. Other benefits include two double bedrooms, own private rear garden, gas central heating, double glazed windows, a new lease of 175 years upon completion, no service charge and no upper chain.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OWN PRIVATE SECTION OF REAR GARDEN
- NEW LEASE OF 175 YEARS UPON COMPLETION
- NO SERVICE CHARGE
- NO UPPER CHAIN

**Whitton Avenue West
Northolt
UB5 4LA**

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Accommodation

The accommodation is accessed via a communal door to the communal porch with the flat's own front door to an inner lobby with stairs to the first floor landing. From the landing there are doors to two double bedrooms, the shower room and the open plan/ kitchen lounge. The open plan kitchen/ lounge has wall and base level units, a 4 ring gas hob with an overhead extractor hood with an integral electric oven. There is plumbing for a washing machine and space for a fridge/ freezer.

Outside the property is a private own section of rear garden. Leasehold - there will be a new lease of 175 years upon completion. No service charge, £200 ground rent PA.

