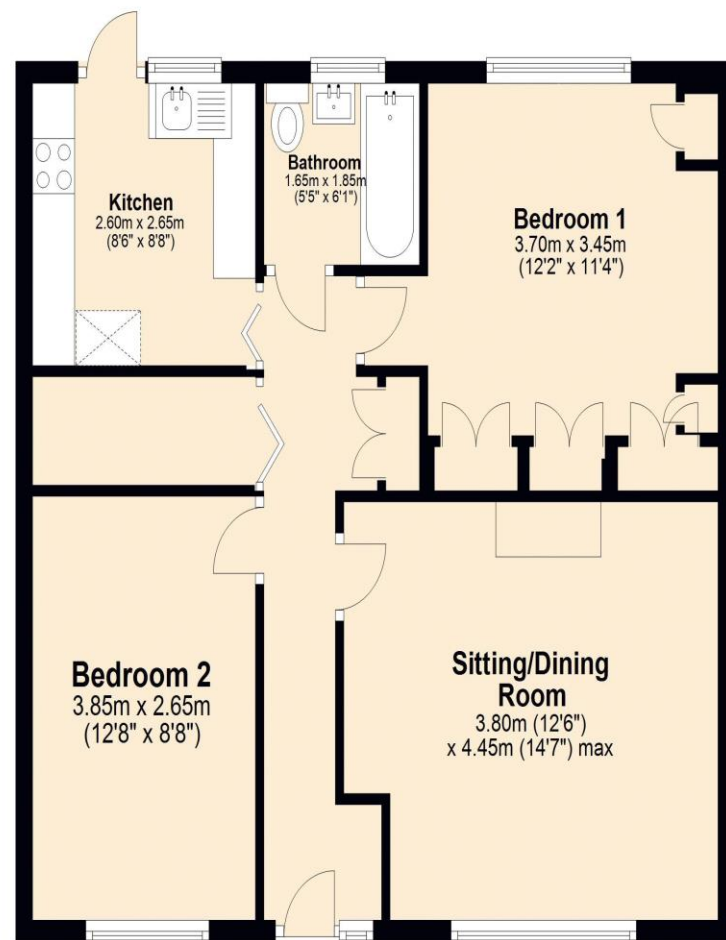


Dabbs Hill Lane Northolt UB5 4BZ

Price Guide: £370,000

Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 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.

Leasehold

A new lease on completion of 177 years
Borough of Harrow
Service Charge £41 per month
Ground Rent £10 per annum
Council Tax Band C
Council Tax £2,032 per annum
EPC =C

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 well presented two double bedroom ground floor purpose built maisonette situated in a residential road on the borders of South Harrow and Northolt. The property is within walking distance to local shops and is 0.8 miles to Northolt's Central Line tube, 0.7 miles to Northolt Park's Chiltern Railway Line Station and within a mile is South Harrow's High Street with its many shops and the South Harrow Piccadilly Line Station. Benefits double glazed windows, gas central heating, a modern fitted kitchen and bathroom, off street parking for up to 4 cars and a rear garden measuring approximately 30'. The property also has the benefit of being offered with a new lease of 177 years on completion.



- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING
- OWN REAR GARDEN
- LONG LEASE 177 YEARS ON COMPLETION
- GOOD DECORATIVE ORDER

**Dabbs Hill Lane
Northolt
UB5 4BZ**

Price Guide: £370,000



Accommodation

A double glazed front door leads to the entrance hallway with laminated wooden flooring, two built-in cupboards and doors to all rooms. There is a front aspect lounge with laminated wooden flooring and feature fireplace. The modern fitted kitchen includes a range of base and eye level units, a built-in electric oven, fitted gas hob with extractor hood, plumbing for a washing machine and dishwasher, space for a fridge freezer and a double glazed door to the rear garden. There are two double bedrooms both with laminated wooden flooring and the main bedroom has a range of fitted wardrobes. There is also a modern three piece bathroom. Outside there is off street parking for up to 4 cars and the rear garden measures approximately 30' which is part lawn, part patio with two brick stores and a timber shed.

