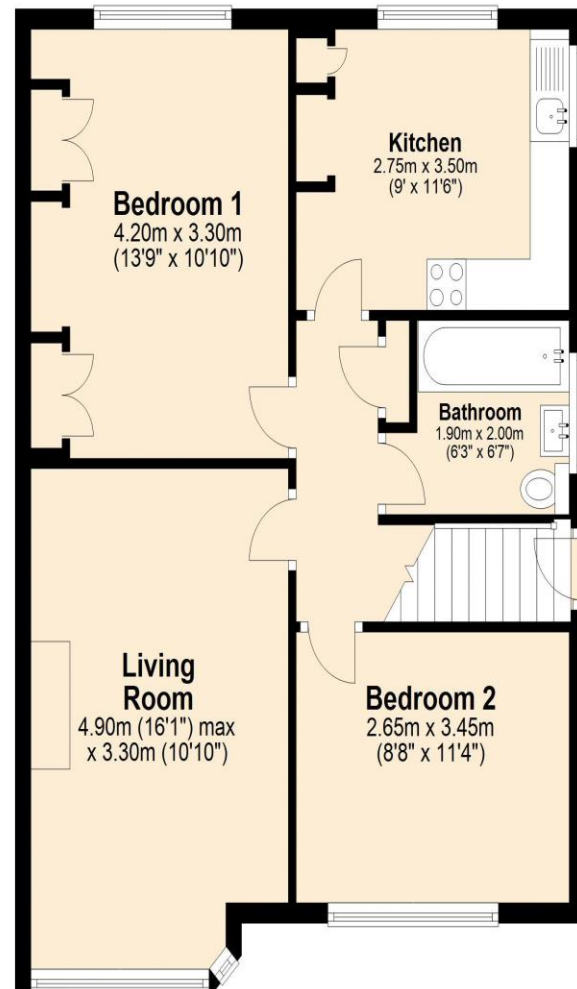


## Orchard Close Northolt UB5 4LP

Price Guide: £299,950

### Top Floor Maisonette

Approx. 60.5 sq. metres (650.8 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 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.

999 year lease from 29th September 1950

Ground Rent £7 per annum

Borough of Ealing

Council Tax Band C

Council Tax £1,636 per annum

EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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 two double bedroom first floor maisonette situated in a popular location in Oldfield Circus in Northolt. The property is situated within walking distance to the local shopping facilities, bus links and schools. The property is within 0.7 miles of Northolt Park's Chiltern Railway Line Station and 0.9 miles of Northolt's Central Line Station. Other benefits include double glazing, gas central heating and both front and rear gardens. The property does require modernisation throughout and has the added advantage of no upper chain.



- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- 900 PLUS YEAR LEASE
- REQUIRES MODERNISATION
- NO UPPER CHAIN

**Orchard Close  
Northolt  
UB5 4LP**

**Price Guide: £299,950**



**Accommodation**

Own double glazed front door to an entrance lobby with stairs to the landing which has access to the loft, a meter storage cupboard and doors to all rooms. There is a front aspect lounge with gas fire and a kitchen with a range of base and eye level units, gas cooker point, plumbing for washing machine and a wall mounted boiler. There are two double bedrooms with the main bedroom having fitted wardrobes and a wash hand basin with vanity unit. The family bathroom has a panel enclosed bath with shower unit over, wash hand basin and low level w.c. Outside there are both front and rear gardens which are overgrown and the rear section of garden is mainly lawn and approximately 40'.

