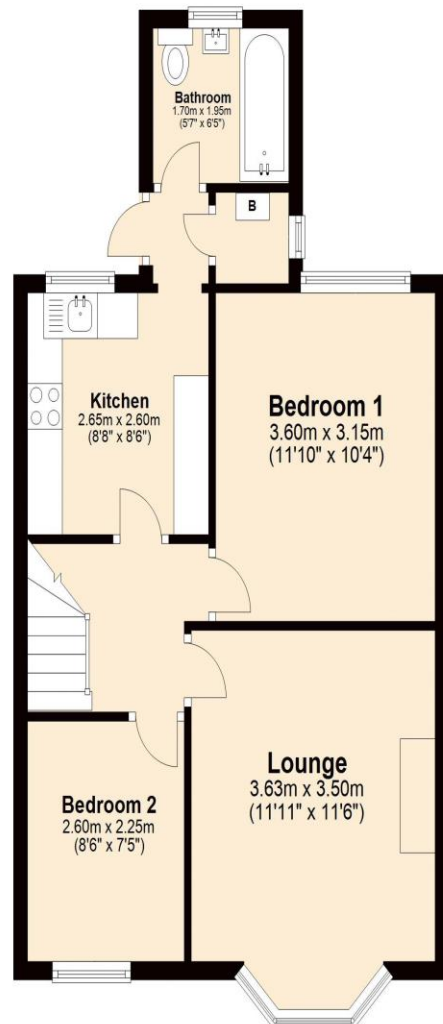


Top Floor Maisonette

Approx. 48.7 sq. metres (524.4 sq. feet)



Total area: approx. 48.7 sq. metres (524.4 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 - We have been advised there are 900+ years remaining on the lease
No service charge
£10 ground rent PA
£300 building insurance PA
London Borough of Ealing
Council Tax band - C - £1,396.64
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

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northolt@bennetholmes.com

Offices in: Northolt & Pinner

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.

Carr Road Northolt UB5 4RJ

Price Guide: £300,000



Bennett Holmes are pleased to offer this well presented, two bedroom, first floor maisonette situated in a popular residential location in Northolt. The property is situated within easy reach of the local shopping and transport facilities to include the Central Line Station. Local schools, the Leisure Centre and bus links are also nearby. Other benefits include a section of rear garden, over 900 year lease, no service charge, £10 ground rent PA, double glazing and gas central heating.



- TWO BEDROOMS
- FIRST FLOOR
- PURPOSE BUILT MAISONETTE
- OWN SECTION OF REAR GARDEN
- NO SERVICE CHARGE
- £10 GROUND RENT PA
- GAS CENTRAL HEATED
- DOUBLE GLAZED WINDOWS

**Carr Road
Northolt
UB5 4RJ**

Price Guide: £300,000



Accommodation

The accommodation briefly comprises of an own front door into the entrance hallway with stairs to the first floor landing which has access to the loft and doors to the lounge, two bedrooms and kitchen. The kitchen is fitted with wall and base level units, an integrated gas hob, integrated electric oven and an overhead extractor hood, plumbing for a washing machine, space for a fridge/ freezer, part tiled walls and a doorway to a lobby area. Here is a built in cupboard which houses the boiler, a double glazed door to the balcony and a door to the bathroom. The master bedroom overlooks the rear garden.

At the rear is an external staircase which leads down to the garden. Each maisonette has their own section and it measures approximately 90' in length and is laid to lawn with a patio area.

