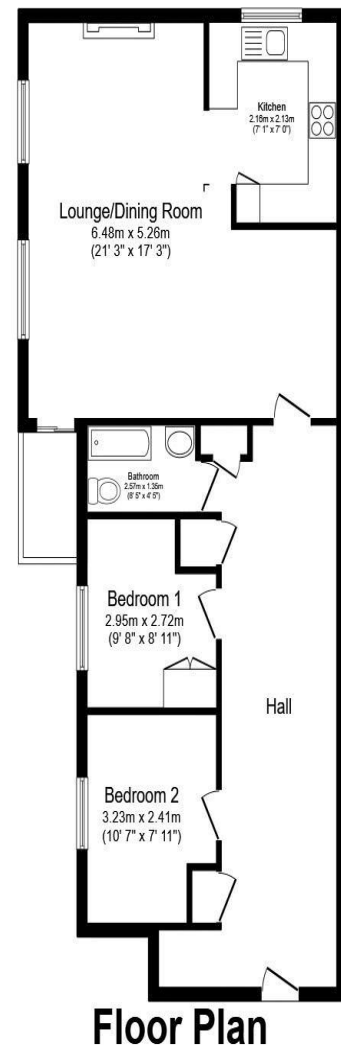


## Taywood Road Northolt UB5 6GA

Price Guide: Offers in Excess of £270,000



Total floor area 84.2 m<sup>2</sup> (906 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

New lease of 170 years upon completion.  
London Borough of Ealing  
Council Band D  
Council Tax £1841 per annum  
No ground rent.  
Service charge £185.35pcm  
EPC =C

### 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.



A two double bedroom first floor purpose built flat situated in the ever popular Grand Union Village with its Marina, its own shops and restaurant. The property is convenient for commuters requiring the A40 into and out of London and it is offered to the market in good condition. Benefits include double glazing, gas central heating, a large lounge with open space kitchen, bathroom and a balcony.



- PURPOSE BUILT FLAT
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- BALCONY
- FITTED KITCHEN
- NO UPPER CHAIN

**Taywood Road  
Northolt  
UB5 6GA**

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**Accommodation**

The communal entrance has stairs to all floors. The flat is located on the first floor and has its own front door to the entrance hall which has built-in storage cupboards and doors to all rooms. There is a double aspect lounge with laminated wooden flooring, a electric fire place with access to the balcony and is open to the modern fitted kitchen. Kitchen which includes a range of base level units, gas cooker and fridge freezer space and plumbing for washing machine and wall mounted boiler. There are two double bedrooms, one with a built-in wardrobe and carpet flooring. Bathroom which comprises a panel enclosed bath with shower attachment, wash hand basin and low level w.c.

