



## The Farmlands, , Northolt, UB5 5EJ

- Two Bedrooms Ground Floor Apartment
- Recently Refurbished
- Walking Distance To Northolt Tube
- 942 Years Lease
- Allocated Parking
- EPC Rating: C

**Asking Price £375,000**



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## DESCRIPTION

Ideally situated just moments from a Central Line Tube Station, this recently refurbished two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. With 942 years remaining on the lease, the property is in exceptional condition throughout, ensuring a smooth transition for its new owners.

Upon entering, you are welcomed by a bright and spacious reception room. The apartment boasts two generously sized double bedrooms, each featuring fitted wardrobes to provide ample storage space. The fully fitted kitchen/dining area offers a perfect space for everyday living, while the modern bathroom completes the home.

Additional benefits include allocated parking, a highly desirable feature in this area.

Beaufort House, located on The Farmlands, provides excellent access to Northolt Train Station and the Central Line, making commuting into London and surrounding areas quick and convenient. The property is within close proximity to well-regarded schools such as Greenwood Primary School and Northolt High School. A short drive away, Oldfield Circus offers a variety of local convenience stores and food outlets. Furthermore, the A40/M40 road links are nearby, offering easy access to Central London, Ealing, and Uxbridge.





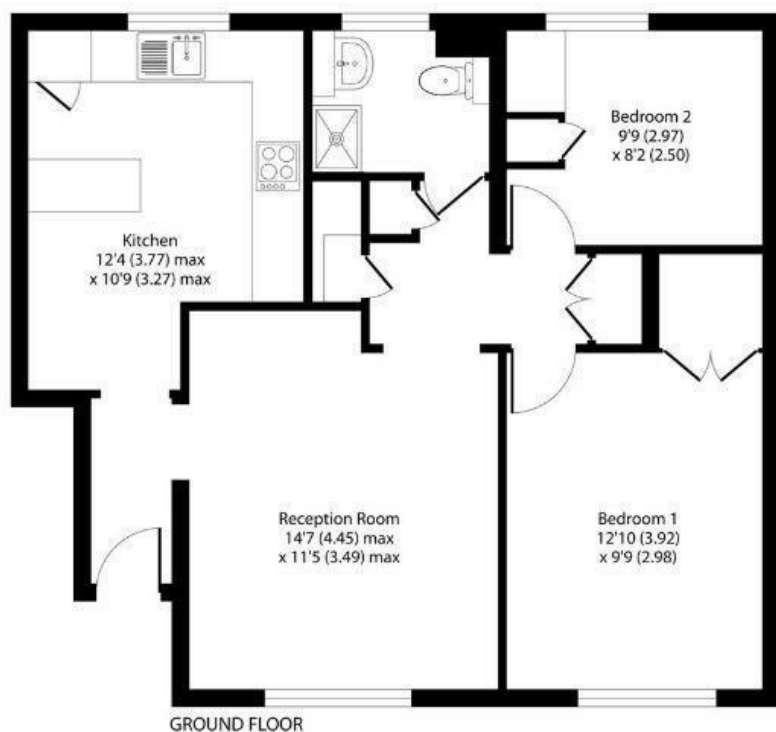




## The Farmlands, Northolt, Middlesex, UB5 5EJ

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2025. REF: 1247294

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.