



- TWO Bedroom Ground Floor Maisonette
- No Chain
- Gas Central Heating
- Close To Hillingdon Hospital
- Private Rear Garden

- Fitted Kitchen
- Quiet Residential Road
- Double Glazing
- Transport Links To Heathrow Airport
- EPC Rating D

A TWO double bedroom ground floor maisonette which is presented in excellent decorative order throughout, having been subject to many improvements including a modern fitted kitchen, bathroom, sealed unit double glazed windows, gas central heating and fashionable wood laminated flooring to most rooms. In addition the property features from direct access to a good-sized enclosed garden. Ideal for first-time buyers or investors. Early internal viewing is strongly recommended. No upper chain.

The lease length remaining is currently approximately 71 years. A section 42 Notice will be served on the exchange of contracts to assign the benefit to the buyer upon completion.

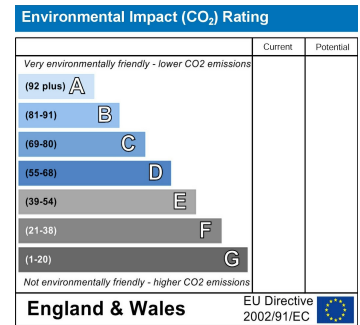
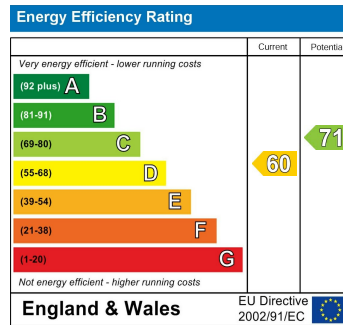
Leasehold - 71 years lease (approx.)  
 For the first 30 years - Ground rent £100.00 per year. For the 2nd 30 years sum increase to £200, for the 3rd 30 years increase to £400, for the remainder term increase to £800.  
 Hillingdon Council  
 Council Tax Band C

Internet Speed: Download - (up to) Ultra Fast 1000 Mbps  
 Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):  
 Voice  
 EE - Limited  
 Three - Likely  
 O2 - Likely  
 Vodafone - Limited

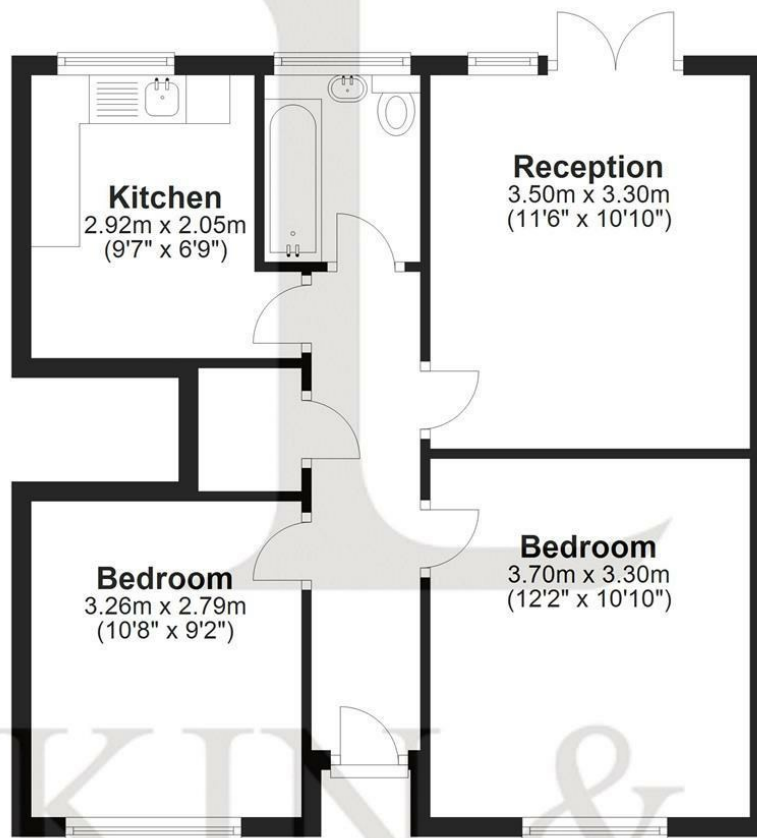
Data  
 EE - Limited  
 Three - Likely  
 O2 - Likely  
 Vodafone - Limited

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



**Ground Floor**

Approx. 51.8 sq. metres (557.1 sq. feet)



Total area: approx. 51.8 sq. metres (557.1 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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