



- TWO Bedroom End Terrace House
- Solid Wood Flooring
- Two Double Bedrooms
- Tiled Bathroom With Shower
- Garden With Patio

- Excellent Condition Throughout
- Neutral Décor
- Available Immediately
- Garage / Store
- EPC Rating D

We are pleased to offer this TWO-bedroom end-of-terrace home. The property briefly comprises: entrance hall, spacious front room with bay window, dining room and modern fitted kitchen with appliances. Upstairs provides: a landing, two double bedrooms, a cupboard to the main bedroom and a modern tiled bathroom with a shower.

Further benefits include: neutral décor throughout, solid wood flooring throughout the ground floor and first floor, carpeting to stairs, gas central heating, double glazing, garage/store, private rear garden with large patio and street parking.

The property is located within a short walk of local shopping and transport facilities, including Northolt's Central Line Station, Northolt's Leisure Centre and local restaurants. The A40/M25 motorway junctions are also close by providing swift access into Central London.

Available immediately, unfurnished.

Rent: £1,800 PCM

Deposit: £2,076.92 (5 weeks' rent)

Holding deposit: 1 week's rent £415.38 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Ealing Council

Council tax band: D

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Limited

O2 - None

Vodafone - Limited

Data

EE - Likely

Three - Limited

O2 - None

Vodafone - Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant 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>

Living Room



Living Room



Dining Room



Dining Room



Dining Room



Kitchen



Dining Room



Living Room



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



Garden



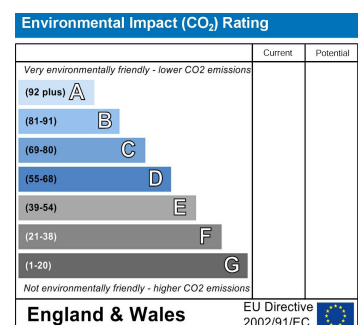
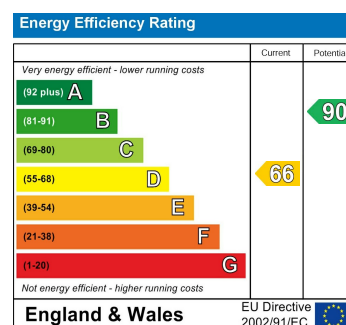
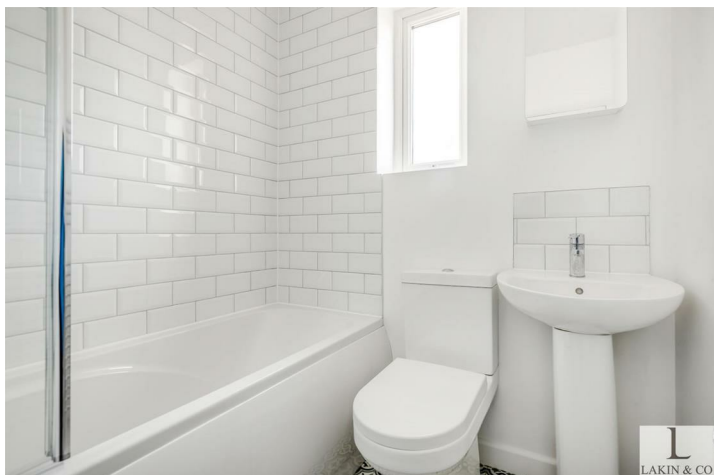
Bedroom 2



Garden



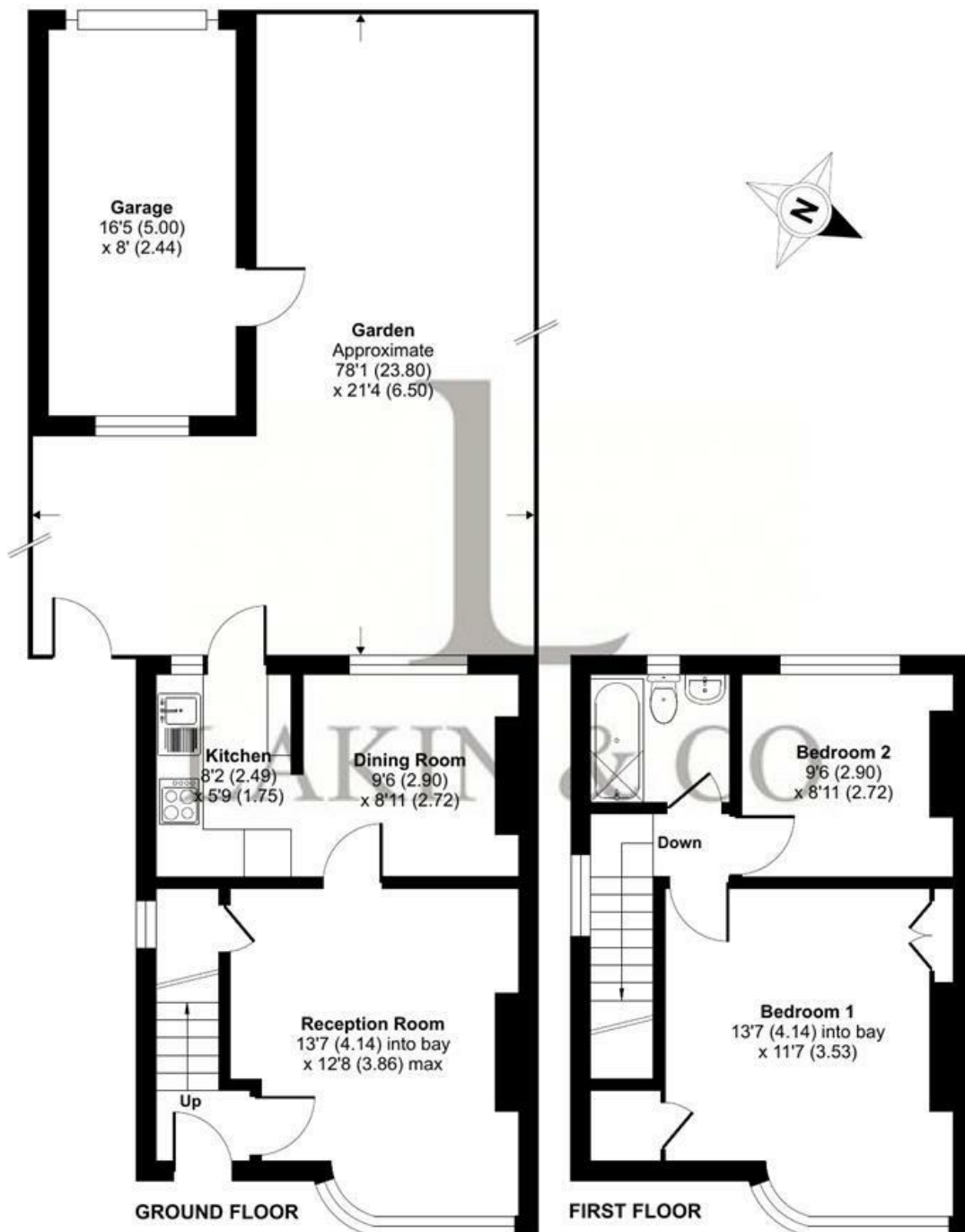
Bathroom



Carr Road, Northolt, UB5

Approximate Area = 803 sq ft / 74.6 sq m

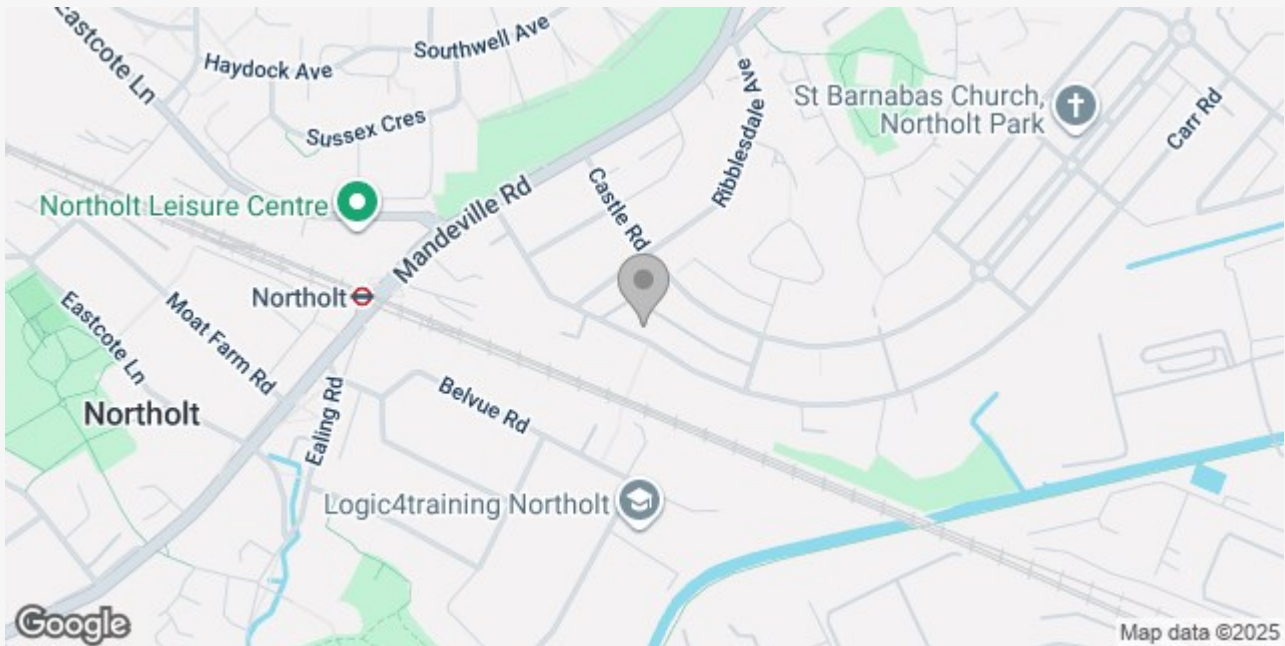
For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Lakin & Co. REF: 839010

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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