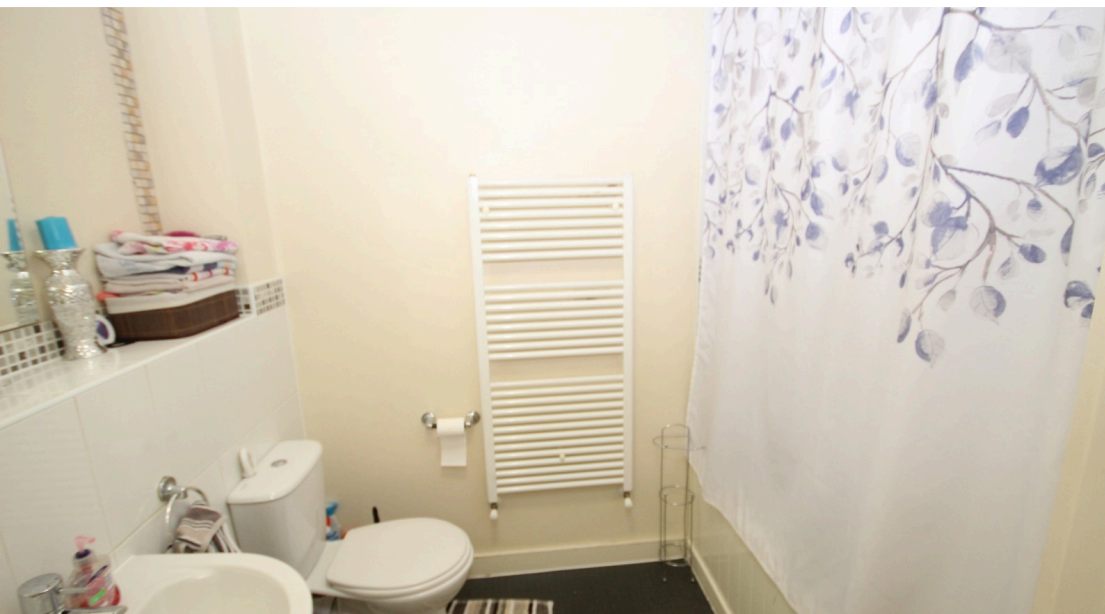




 **2**  
Bedrooms

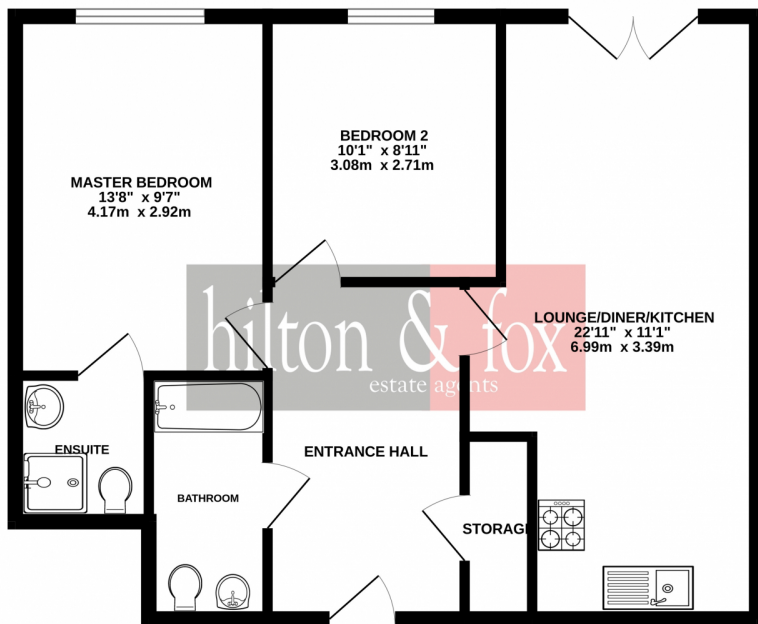
 **2**  
Bathrooms






Offered with no further chin is this Two Double Bedroom, Two Bathroom First floor flat. Internally the property is presented in good condition and has a large entrance hall, spacious lounge/diner with an open plan kitchen, two double bedrooms with the master benefitting from En-Suite in addition to the family bathroom. The property is placed within this popular development alongside the grand union canal.

FIRST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</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		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Hertford House, Northolt, Middlesex UB5







Aside Football Pitches

Gifford Primary School

Lidl

Rectory Park

Greenhill Gardens

Shadwell Dr

Kensington Rd

Crossmead Ave

Middlesex Football Association

Blue Orchid Restaurant and Bar

Hare & Hounds

Ruislip Rd

TileWala

Greenford High School

The Pkwy

Aspen Ln

Brick

Allenby Rd

Ruislip Rd

Paddington Cl

Raunka Punjab Diyan

Saffron D'or

Hillside Rd

Avon Rd

Braund Ave

Glencoe Rd

Arcon Dr

Lawson Rd

King George's Field

Yeading Community Centre

Southall Driving Test Centre

Tesco Extra

Willow Tree Open Space

Rutland