



£330,000 Leasehold

Middlewich House, Taywood Road, Northolt, UB5

GROUND FLOOR APARTMENT!! Simple Estate Agents present to the market this two-bed ground floor apartment located in fantastic development next to the grand union canal. The property benefits from allocated parking, two bathroom/shower rooms, open plan lounge/kitchen, telephone entry system and private terrace to name a few. The property is located close to local shops, Tesco, bus stops and local schools. This would make either a great first home or buy to let investment. Call and book your viewing in today...

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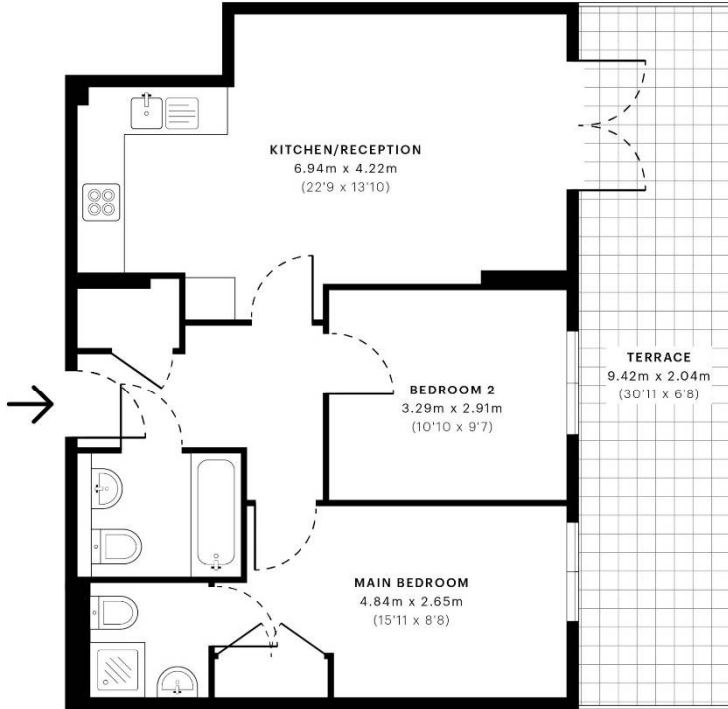


Taywood Road, UB5

CAPTURE DATE 25/09/2022 LASER SCAN POINTS 27,023,695

GROSS INTERNAL AREA

61.72 sqm / 664.35 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.72 sqm / 664.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.13 sqm / 636.47 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
18.76 sqm / 201.93 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.75 sqm / 869.19 sqft
IPMS 3C RESIDENTIAL 78.34 sqm / 843.24 sqft
SPEC ID: 628b70a5b523c80de0ad49b1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes Take Pump Ln and Bilton Way to The Pkwy/A312
4 min (0.8 mi) Continue to Northolt 6 min (3.0 mi) At the roundabout, take the 2nd exit and stay on Church Rd/A312 Continue to follow A312 Destination will be on the left 2 min (0.6 mi) Northolt UB5 4AA

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.