





Hiltons Estates brings to the market this Ground Floor 2 Bedroom flat located in Northolt. The property consists of a spacious living room, kitchen, 2 good sized bedrooms, bathroom and communal garden. There is a long lease remaining of 950+ years approx with service charge of £1400 per annum and £75 per annum ground rent. The property is walking distance to local shops, schools, amenities and bus stops providing service to Ealing, Hounslow, Central London, Heathrow and moments away from the popular Yeading area. This is an ideal opportunity for First-time Buyers, Commuters, and Investors!!! Viewings Highly Recommended!

2-bedroom ground floor flat in Northolt with living room, kitchen, 2 bedrooms, bathroom, and commun

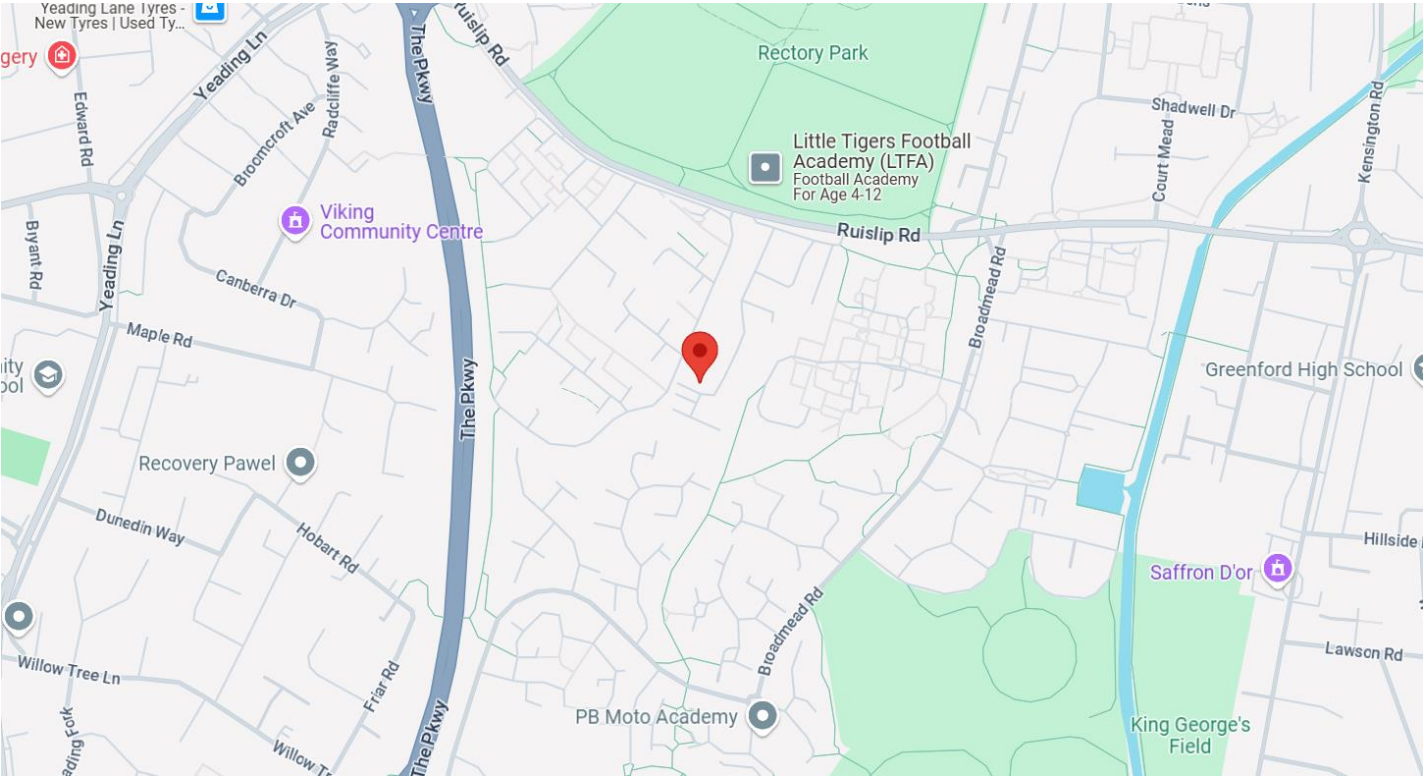
Lease: 950+ years remaining, £1,400 annual service charge, £75 ground rent.

Close to shops, schools, amenities, and bus stops to Ealing, Hounslow, Central London, Heathrow.

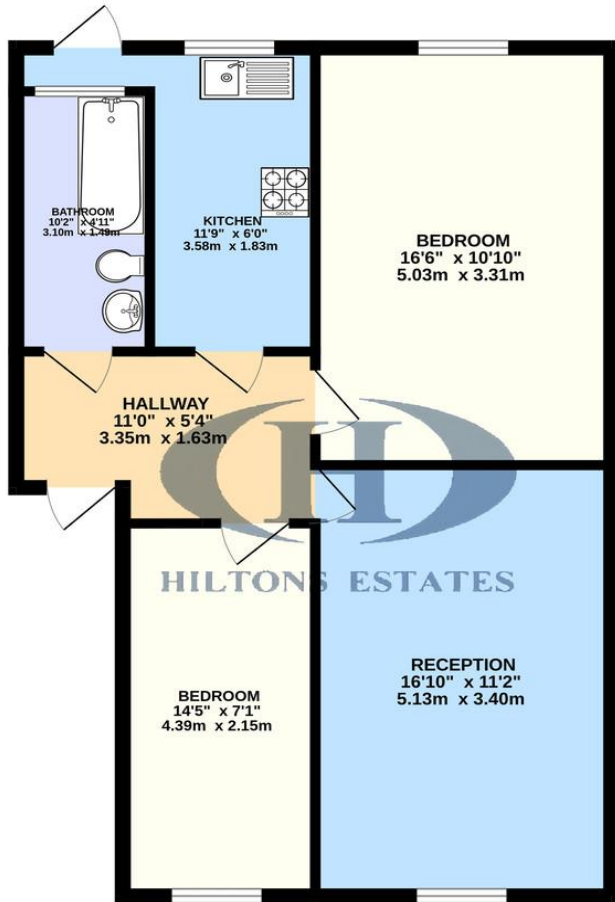
Ideal for: First-time buyers, commuters, and investors.

Recommendation: Viewings highly recommended.





GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 661 sq.ft. (61.4 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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.