



Wheatsheaf Close, Northolt, UB5 6YW



NO UPPER CHAIN. We are delighted to offer to the market this stunning one bedroom first floor maisonette, set close to local shops & transport links. This well presented property briefly comprises: Modern fitted kitchen, lounge/diner, large bedroom and bathroom suite. The property also has the added benefits of electric heating, allocated parking, communal gardens and long lease. Wheatsheaf Close is a popular residential area and is ideally situated for local amenities including Northolt Station (Central Line), bus routes, Northolt Leisure Centre and the A40 which offers swift and easy access to both Central London and the Home Counties. We strongly recommend an internal inspection to appreciate the superb decorative condition and to avoid disappointment as a quick sale is anticipated.



## ENTRANCE HALL

Front door, doors to:

## LOUNGE/DINER

Front aspect double glazed window, electric radiator, laminate effect flooring.

## KITCHEN

Rear aspect double glazed window, range of base and eye level

units, integrated dishwasher, space for washing machine, electric hob and oven, space for fridge freezer, part tiled walls, under cabinet heater.

## BEDROOM

Rear aspect double glazed window.

## BATHROOM

Panel enclosed bath, wall mounted shower, low level wc, pedestal wash hand basin, fully tiled walls.



## GARDENS

Communal

## PARKING

Allocated parking for one vehicle.

## LEASE

Lease: 299 years from 1 January 1986.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

Ground rent - Peppercorn.

Service charge - £200 per quarter.

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## DISTANCE TO STATIONS

Northolt (0.7 Miles) - Central Line  
South Ruislip (0.7 Miles) - Central Line

## COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,656.80

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## NB

PLEASE BE AWARE THAT THE OWNER IS RELATED TO A MEMBER OF STAFF FROM GIBSON HONEY.

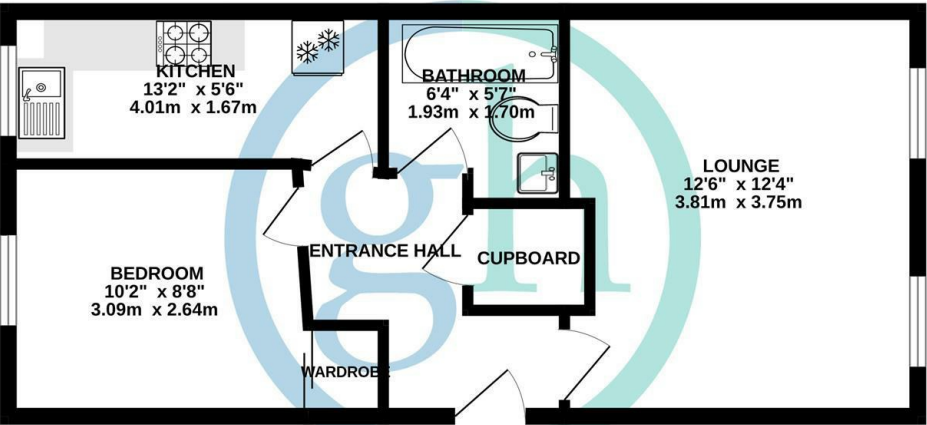
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GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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