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MALT WORKS APARTMENTS, FIELD END ROAD, EASTCOTE, HA4 9DQ



PRICE....£455,000....LEASEHOLD

This bright and well presented two double bedroom, two bathroom second floor apartment with private gated parking (63.5 sq.ft/683 sq.ft) is set in a highly regarded modern development within a 3 minutes' walk of the Metropolitan/Piccadilly Tube Station, and minutes' to Eastcote Town Centre with its array of shops, restaurants, coffee houses and supermarket. The accommodation comprises of a communal entrance access by entry phone system leading to communal lobby with a lift and stairs to the second floor and own front door, private entrance hall with wooden flooring, 23'8ft open plan reception room/kitchen with modern white high gloss kitchen and breakfast bar with built-in appliances, 11'8ft bedroom one with a built-in wardrobe and luxury fitted en-suite shower room/WC, 12'8ft bedroom two with a built-in wardrobe, and a luxury fitted family bathroom/WC. Outside there is residents parking and communal terrace. The property benefits from a turnkey opportunity, a long lease of 244 years unexpired and ideal for a small family, professionals or someone looking to downsize into a comfortable living space.

020 8866 0222









COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

LEASE & SERVICE CHARGE

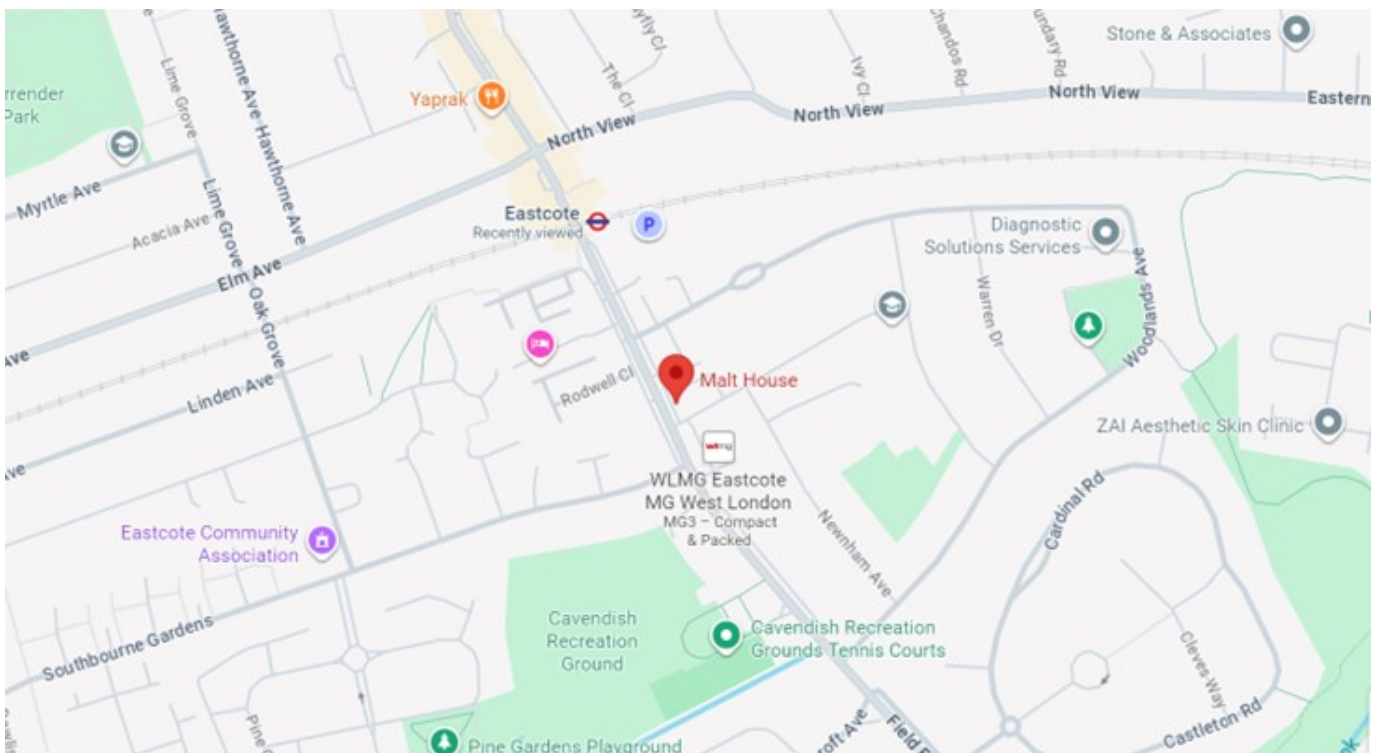
Lease - 244 years remaining
Service Charge - £2,266.00 per annum


LOCAL SCHOOLS

Newnham Junior Infant & Nursery School - 0.14 Miles
Lady Banks Primary School - 0.53 Miles
Pinner High School - 0.49 Miles
Bishop Ramsey CofE School - 0.61 Miles

LOCAL TRANSPORT

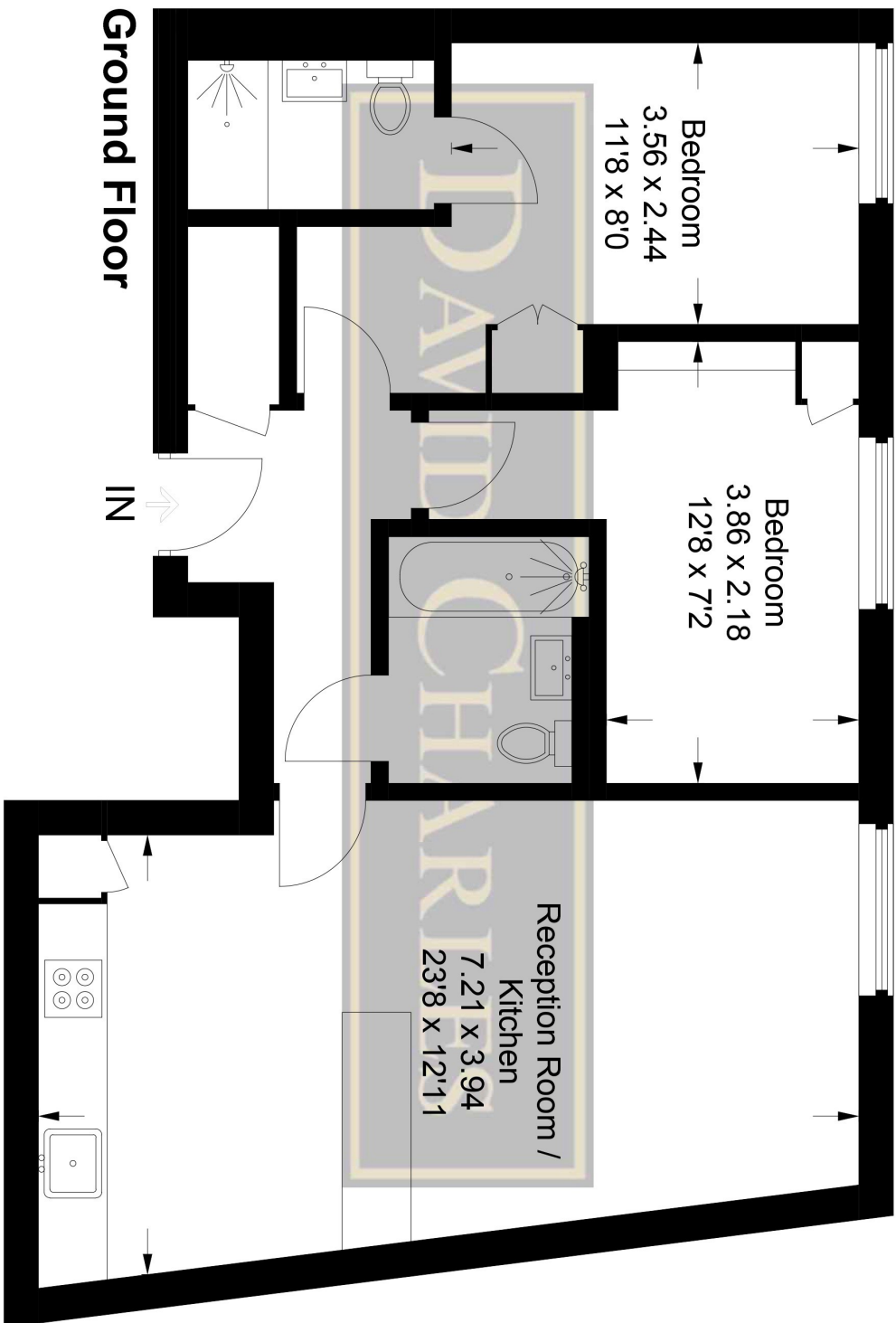
Eastcote Station (Metropolitan/Piccadilly Line) - 0.1 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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	

Malt Works Apartments

Approximate Gross Internal Area
63.5 sq m / 683 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.