



**Connells**

Romney Court Parkfield Drive  
Northolt





## Property Description

## Bathroom

Connells are pleased to offer to the market this two bedroom duplex maisonette.

The property is well presented throughout and boasts a large living room, separate fully fitted kitchen with a new washing machine and a fridge freezer, upstairs the flat consists of two double bedrooms with good size built-in wardrobes and a newly refurbished bathroom. Additionally the property benefits from ample storage, new carpets, gas central heating, on street parking with no restrictions,

The owner has applied for a lease extension which will make the lease 177 years .

Perfectly positioned for Northolt station on the central line, Northolt Leisure Centre, A40 Western Avenue, M25, local bus routes, local schools and local amenities.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

## Entrance Hall

## Lounge

14' 4" x 12' 1" ( 4.37m x 3.68m )

## Kitchen

7' 9" x 12' 2" ( 2.36m x 3.71m )

## Landing

## Bedroom One

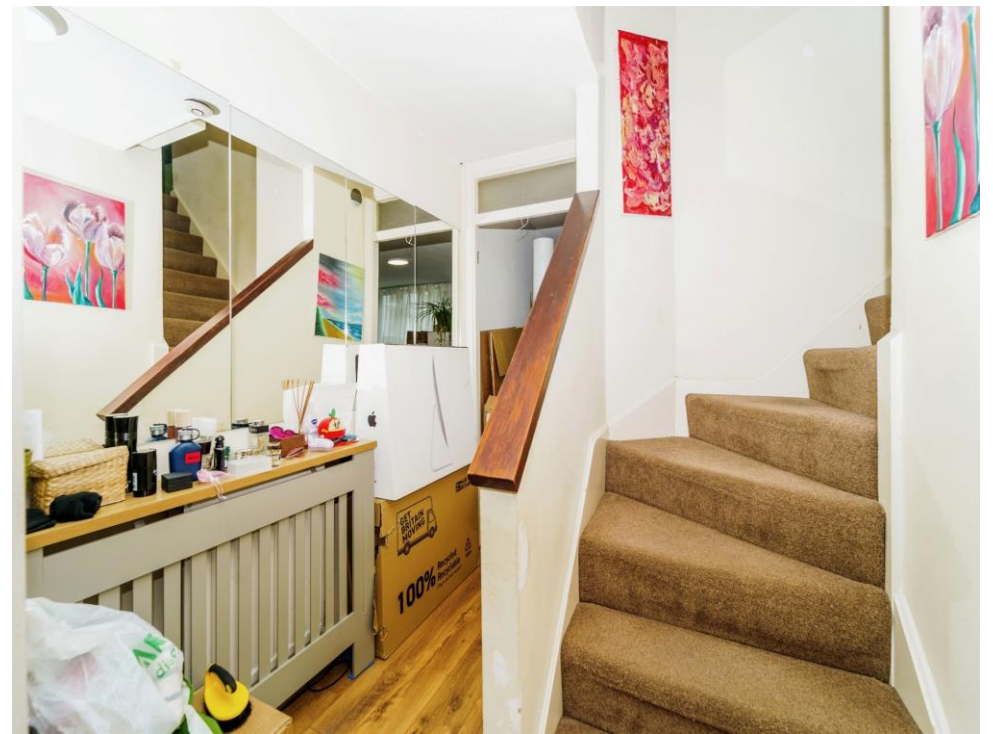
14' 4" x 12' 1" ( 4.37m x 3.68m )

## Bedroom Two

8' 8" x 12' 3" ( 2.64m x 3.73m )

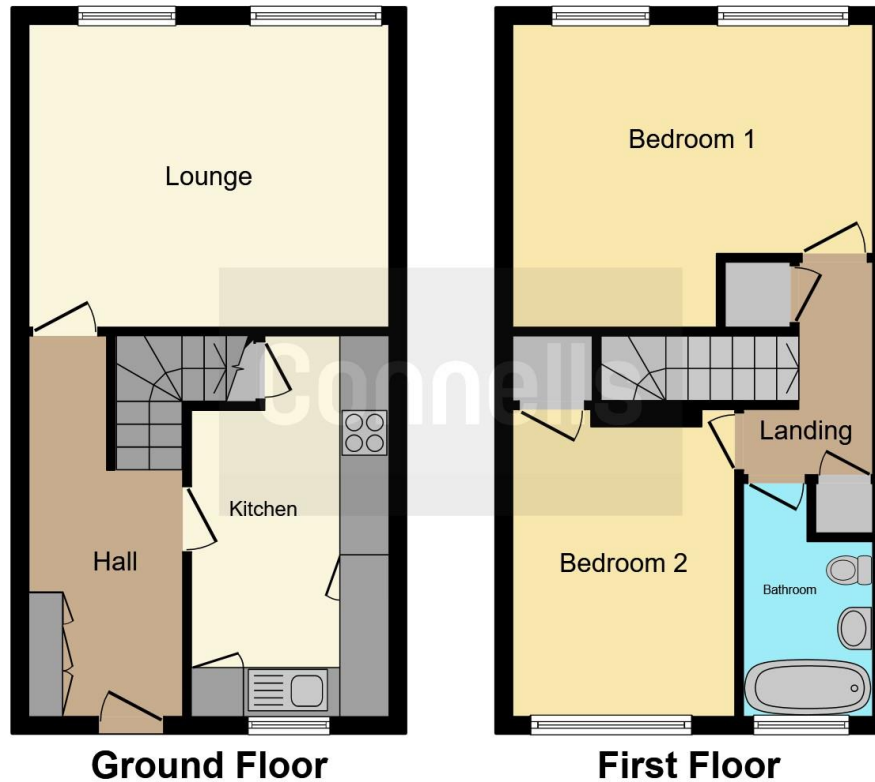












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
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**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW310997](http://connells.co.uk/Property/HRW310997)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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