



**Middlewich House, Taywood Road, Northolt, UB5 6GF**

**Welcome to**

## **Middlewich House Taywood Road, Northolt**

Barnard Marcus are pleased to market this modern two double bedroom ground-floor luxury apartment located the desirable and much sought after Grand Union development in Northolt.

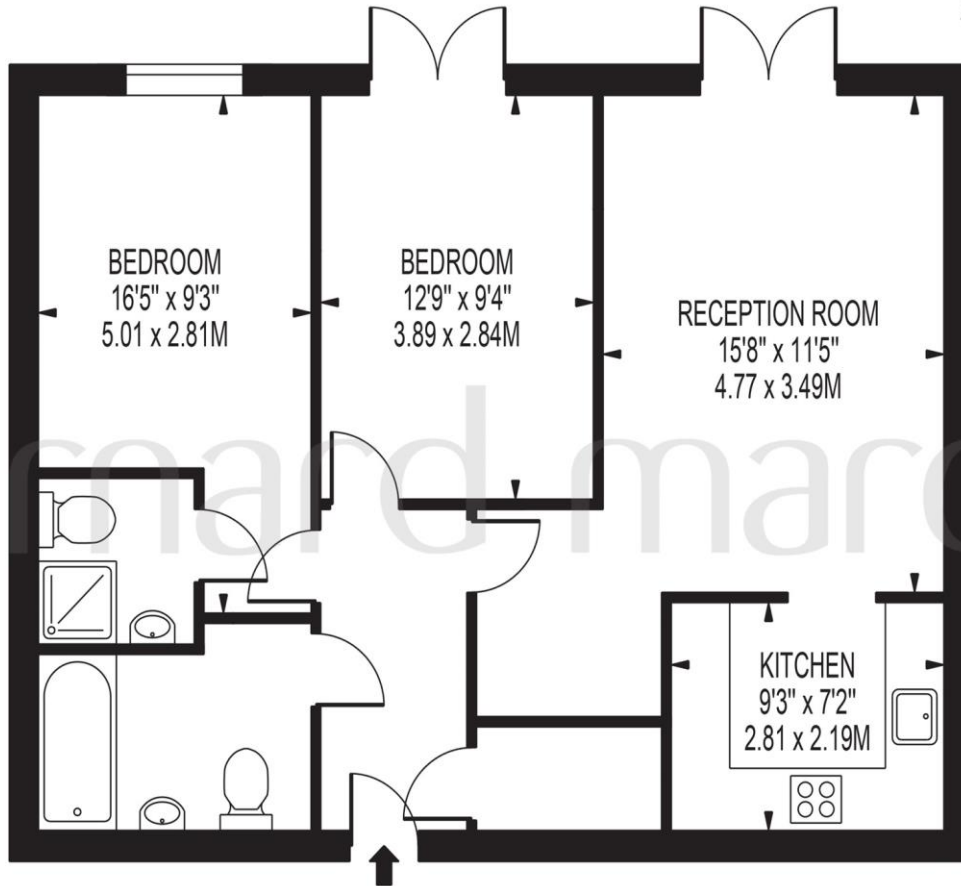
Offering a comfortable and stylish living space where natural light floods the room, it creates a warm and inviting atmosphere. The property comprises of two double bedrooms, contemporary open plan lounge and modern kitchen, family bathroom plus en-suite to the master bedroom. Further features include modern décor, double glazing, gas central heating, security entry phone system, large storage room and a private patio/garden area. Secure underground parking is an added benefit.

Middlewich House is nicely situated in a picturesque location with the Grand Union Village, with views of the canal as well as a large open space for residents overlooking the Marina.



# MIDDLEWICH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 711 SQ FT - 66.03 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## **Middlewich House, Taywood Road, Northolt**

- GROUND FLOOR APPARTMENT
- VIEWS OF THE GRAND UNION CANAL
- OWN PRIVATE PATIO/GARDEN AREA
- DESIRABLE LOCATION 'GRAND UNION VILLAGE'
- MODERN KITCHEN
- EN-SUITE BATHROOM
- SECURE UNDERGROUND PARKING
- LONG LEASE

Tenure: Leasehold EPC Rating: C

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL111278](https://www.barnardmarcus.co.uk/Property/FEL111278)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
FEL111278 - 0002

  
**barnard marcus**



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