



### Eastcote Lane, Northolt, UB5 5RH

**EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY / CASH BUYERS ONLY** for this purpose built 2 DOUBLE BEDROOM ground floor maisonette with 57 years lease remaining. The property is very well presented with gas central heating and double glazed windows with the living space providing an entrance hall with doors to all rooms, good sized lounge with room for a dining table, modern kitchen and bathroom + 2 double bedrooms. The kitchen door opens out into your own garden which features a large timber built garden/storage room. To the front is your own drive-in for 2 cars. **NO UPPER CHAIN!**

Short walk to Northolt Station (central line with a national rail connection at South Ruislip). Also convenient for Northolt Leisure Centre, Islip Manor Park, local bus routes, schools & shops. Access to the A40 Western Avenue - London is less than a mile away.

**£320,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



101 Eastcote Lane, Northolt, UB5 5RH



101 Eastcote Lane, Northolt, UB5 5RH



101 Eastcote Lane, Northolt, UB5 5RH





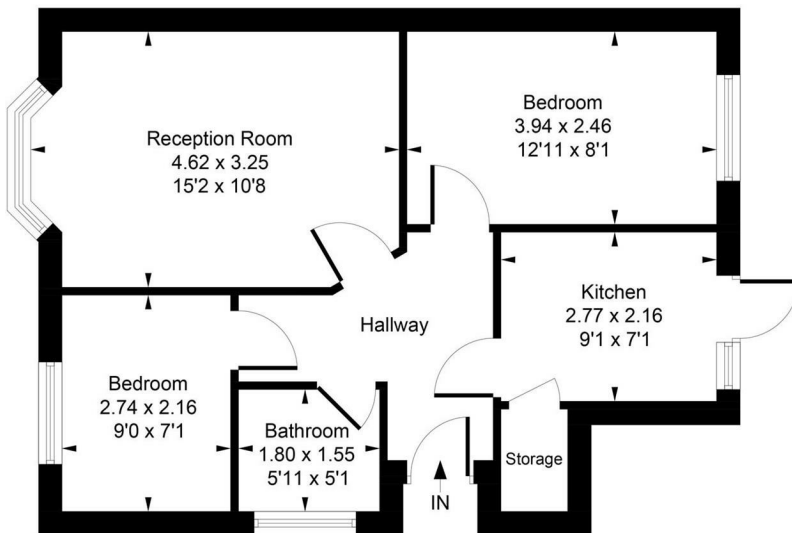
101 Eastcote Lane, Northolt, UB5 5RH



101 Eastcote Lane, Northolt, UB5 5RH




Approximate Gross Internal Area = 46.2 sq m / 497 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
© Vizion Property Marketing Produced for Charrison Davis

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>58</p>	<p>75</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



101 Eastcote Lane, Northolt, UB5 5RH

