



## Middlewich House, Northolt, Middlesex, UB5 6GF

Long Lease in excess of 150 years for this fabulous 2 double bedroom / 2 bathroom, 3rd floor flat (top) with an underground & secure private car park + allocated bay.

This wonderful 'Grand Union Village' canal side development is located near to a choice of popular schools, convenient shopping parades plus a large 'Lidl' and Tesco Superstore.

Main bus route links are on hand for Northolt station, Greenford, Ruislip, Harrow, Southall, Heathrow, Uxbridge & Hayes/Harlington station (Elizabeth underground line).

This modern & spacious property offers contemporary living space with gas central heating & double glazed windows, fitted carpets and excellent decor. The property is accessed via a well maintained & carpeted communal entrance with a lift service & stairs to all floors. A private front door opens into an inner hall with doors to all rooms with the accommodation consisting of a large open plan & double aspect lounge/kitchen + 2 'Juliet' style balconies, modern bathroom and 2 double bedrooms (master bedroom with en-suite shower room).

Viewing highly recommended!

**£275,000**

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)

**31 Middlewich House, Northolt, Middlesex UB5 6GF**

**Communal Entrance**

Security entrance phone system, carpeted hall with stairs & lift service to all 3 floors + underground private car park.

**Inner Hall**

Private front door to inner hallway, storage cupboard housing central heating boiler and hot water cylinder, double radiator & fitted carpets through to bedrooms and lounge.



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**Open Plan Lounge/Kitchen**

21'11" x 12'1" (6.70 x 3.70)

Lounge Area- 2 double radiators, double aspect with 2 'Juliet' style balconies, both with double glazed double doors.

Kitchen Area- Fitted wall & base units, stainless steel sink with mixer tap, integrated electric oven + gas hob & extractor hood, fridge/freezer & washing machine, downlights, double glazed window to side.



**Reverse View**



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**Bedroom 1**

15'1" x 9'0" (4.60 x 2.75)

Fitted wardrobes to 1 wall + dressing unit, double radiator, double glazed windows to rear.



**Reverse View**



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**En-Suite**

Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, extractor fan.



**Bedroom 2**

11'5" x 8'8" (3.50 x 2.65)

Double glazed windows to rear, double radiator.



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**Bathroom**

Modern suite comprising panelled bath + tiled surround, hand wash basin, low level wc, extractor fan, heated towel rail.



**Outside**

Communal gardens with picturesque canal footpaths and marina.

**Private Underground Car park**

Gated with 1 allocated space.

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Marina



Canal Footpaths



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Canal Side



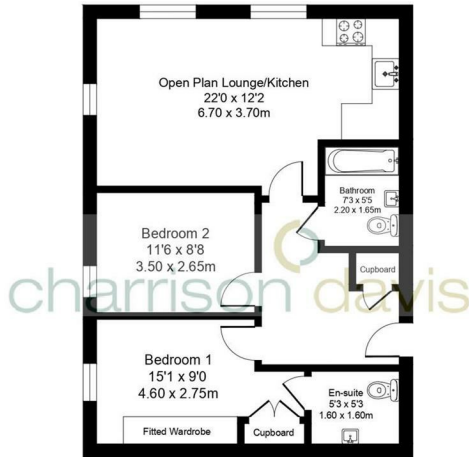
Walk Ways





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Floor Plan



Total Area Approx. 62.9 sq meters (677.91 sq feet)

# 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>78</p>	<p>79</p>

**England & Wales**

EU Directive  
2002/91/EC



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