



**Rubens Road, Northolt, UB5 5JJ**

A well presented & spacious split level flat located in a well kept block with accommodation arranged over 2 floors comprising of entrance hall with storage, modern fitted kitchen / breakfast room, lovely reception room, 2 double bedrooms & family bathroom. Externally there's well kept communal gardens and brick built storage.... AN IDEAL FIRT TIME BUY OR RENTAL INVESTMENT

Located on a popular residential road in Northolt with easy access to bus routes and shops on Yeading Lane, walking distance to Lime Tree Park and good road networks Hayes By Pass / A40 and good transport links into London via Northolt Station ( Central Line ) and bus routes. & several bus routes.

**Offers In Excess Of £280,000**

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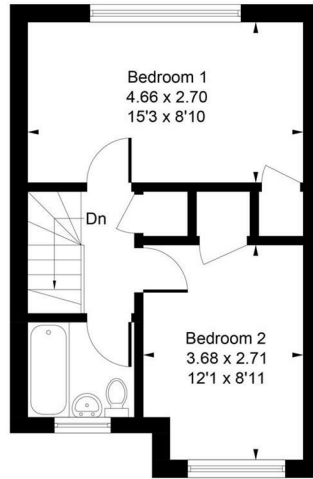
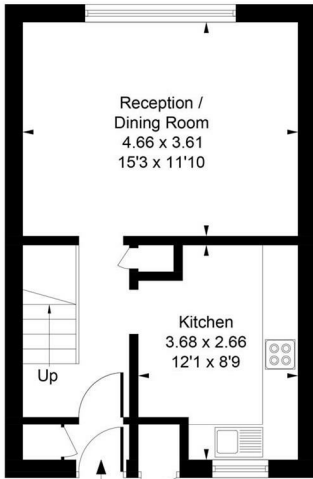
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floorplan

Approximate Gross Internal Area = 66.2 sq m / 713 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.  
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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