



York Road, Northwood, HA6 1JW
£315,000

We are pleased to present to the market this TWO DOUBLE BEDROOM first floor maisonette WITH GARDEN located in an extremely convenient location. This property is ideal for both first time buyers and investors alike and briefly comprises; two bedrooms, living room, fitted kitchen, modern bathroom suite and great size garden. The property benefits include: Gas central heating and street parking.

Situated on this quiet residential road, this home offers easy access to local amenities, schools, and excellent transport links, making it ideal for families. With Harlyn Primary and Haydon Secondary within walking distance, parks, playgrounds, and recreational facilities nearby, there's something for everyone. Commuters will appreciate the nearby Metropolitan and Piccadilly lines at Northwood Hills, Pinner, and Eastcote stations, along with numerous local bus routes.



LEASE

125 years from 24 June 1998.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Ground Rent: £50

Service Charge: N/A

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COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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DISTANCE TO STATIONS

Northwood Hills (0.6 Miles) -
Metropolitan



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk

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Approx Gross Internal Area = 54.31 sq m / 585 sq ft

Garden = 41.49 sq m / 447 sq ft

Total = 95.8 sq m / 1032 sq ft



Ground Floor

First Floor

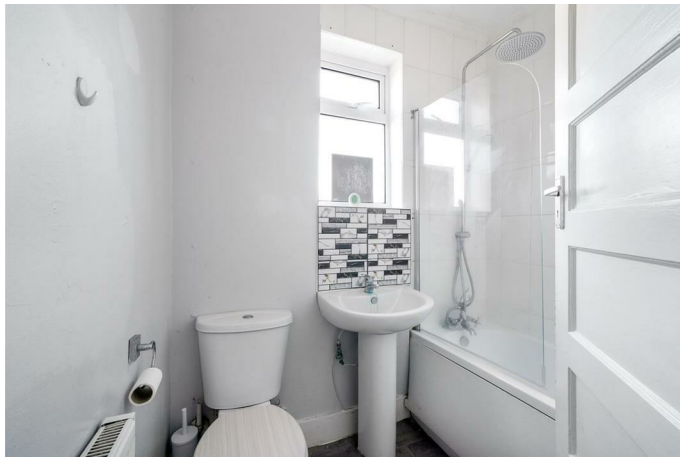
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BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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