



LAWRENCE RAND

Union Road, Northolt
£270,000

KEY FEATURES:

- Being sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Three bedrooms
- Split level flat
- Gas central heating
- Juliet balcony

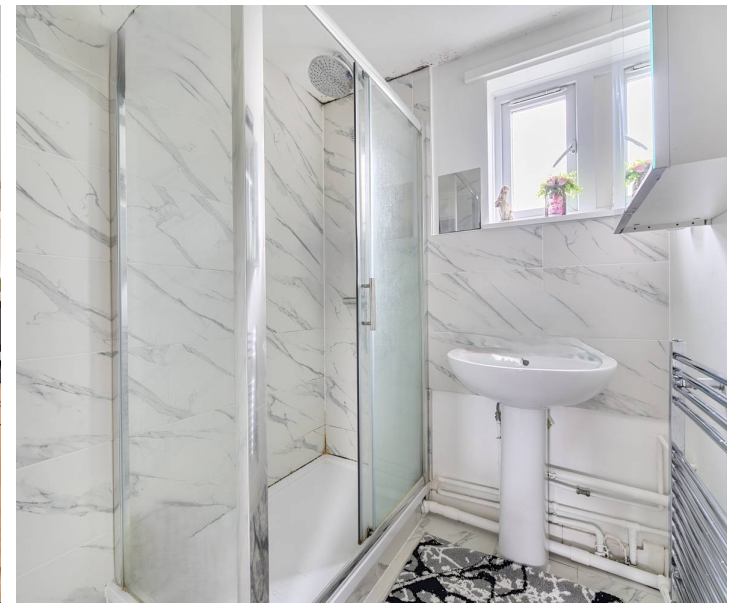
Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the heart of Northolt, UB5, this charming three-bedroom duplex maisonette combines space, comfort, and convenience.

Well-proportioned throughout, it's ideal for families or professionals seeking a generous living environment. The inviting reception room provides a welcoming space for relaxation and entertaining, perfect for gatherings with friends and family.

The thoughtfully designed layout maximises every inch of space, with a well-appointed bathroom catering to the needs of modern living. Local shops, schools, and transport links are all within easy reach, ensuring daily commutes and errands are effortless.



Verified Material Information:

Leasehold - there are years remaining on the lease.

Service charge and ground rent: £130 per month

London Borough of Ealing

Council tax rating: C

Energy Performance rating: C

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

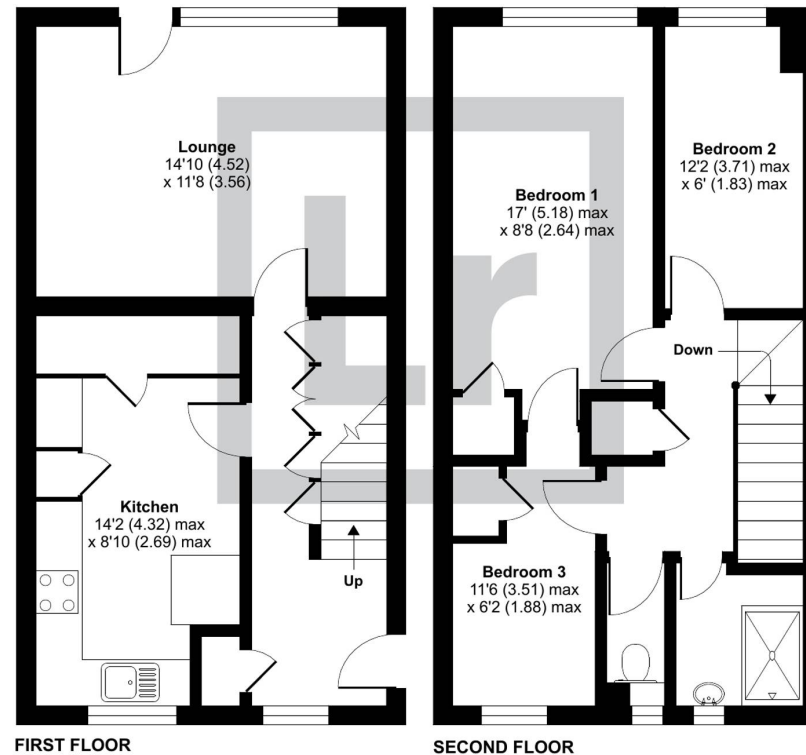




Union Road, Northolt, UB5

Approximate Area = 888 sq ft / 82.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1337017

Lawrence Rand

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