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LAWRENCE RAND

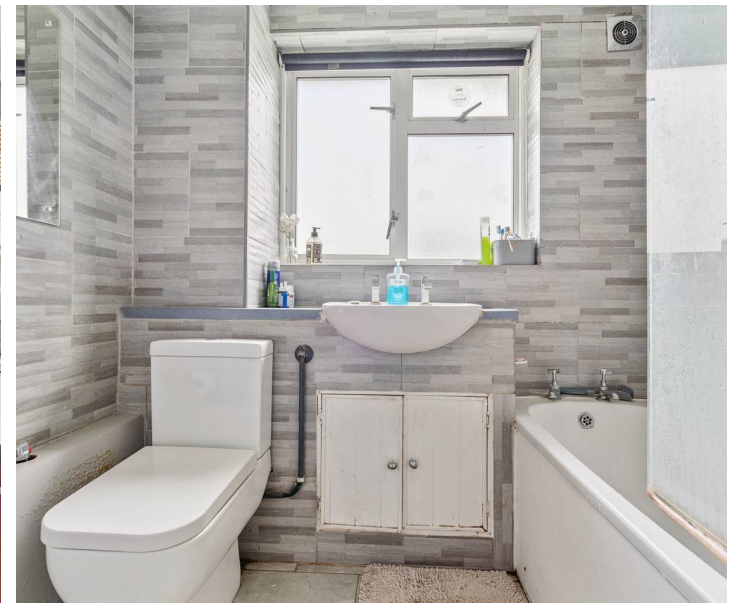
Harvey Road, Northolt

Guide Price £315,000

KEY FEATURES:

- Spacious first-floor maisonette measuring approx. 646 sq ft
- Generous reception room with elevated views
- Separate kitchen/dining room with fitted cabinetry and integrated oven
- Two well-proportioned bedrooms with large windows
- Modern bathroom with tiled walls and white suite
- Bright, dual-aspect layout with excellent natural light
- Private north-west facing garden with afternoon and evening sun
- Gas central heating and double glazing throughout
- Peaceful residential setting near parks and schools
- Convenient access to Northolt Station and the A40

Set within a quiet residential cul-de-sac, this well balanced and spacious two-bedroom first-floor maisonette offers approximately 646 sq ft (60.0 sq m) of lateral accommodation, ideal for first time buyers, investors, or downsizers seeking a home with generous proportions and outdoor space. Accessed via a private front door, the hallway opens into a bright and welcoming interior finished in neutral tones. To the rear, the reception room enjoys an open, elevated outlook over surrounding greenery and a north west facing aspect, bathing the space in afternoon and evening sunlight. This generous room easily accommodates both living and dining furniture, creating a warm and versatile hub for everyday living or entertaining.



The kitchen/dining room, positioned to the front, features fitted wooden cabinetry, tiled splashbacks, and a practical layout with integrated oven, gas hob, and space for a breakfast table. Large windows allow in morning light, keeping the space bright and inviting throughout the day. Both bedrooms are well proportioned doubles. The Principal Bedroom, set to the rear, shares the same sunny north west outlook as the reception room and provides ample floor space for wardrobes and furnishings. The second bedroom, located to the front of the property, benefits from south-east morning light, making it ideal as a guest room, child's room, or home office. A modern bathroom completes the interior, featuring a white suite with bath and overhead shower, wall-hung basin, WC, and contemporary tiling. Externally, the property enjoys a private north west facing rear garden, mainly laid to lawn with patio seating area, perfect for afternoon relaxation or evening dining in the sun.

Verified Information:

Council tax band: C

Local authority: London Borough of Hillingdon

Tenure: Leasehold

Expiry of lease: 31/12/2110

Property construction: Standard form

Energy Performance rating: C

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

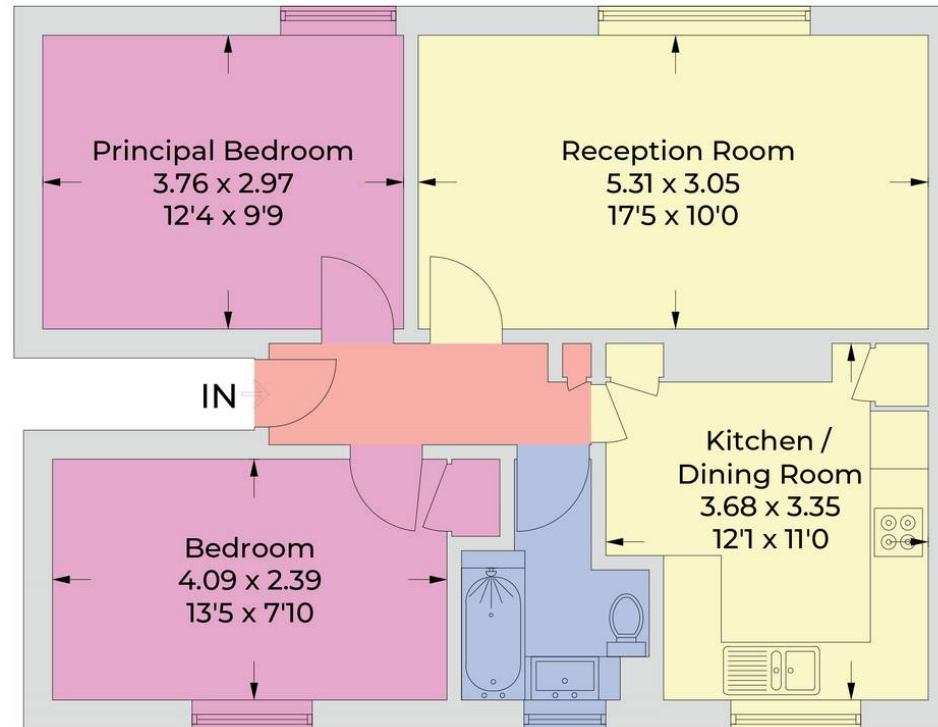
Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent





Harvey Road

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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