



**Greenacre Close  
Northolt, UB5 4DT**

Guide Price £260,000

**GAO**  
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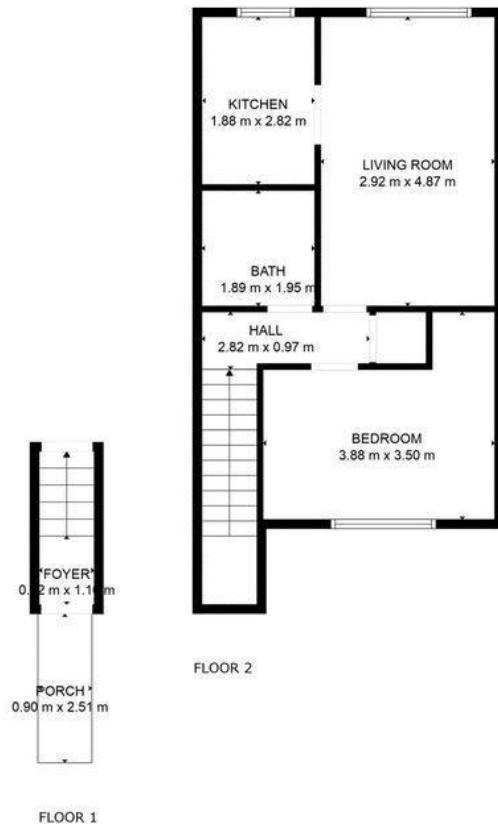


## MAIN FEATURES:

- **Well Presented First Floor Maisonette**
- **Fitted Kitchen**
- **Lounge/Diner**
- **Double Bedroom & Bathroom/WC**
- **Landlords Only**

Situated on the ever-popular Greenacre Close, this well-presented first floor maisonette represents an excellent buy-to-let opportunity, offered to landlords only with a paying tenant already in situ. The property is neatly maintained throughout and comprises a fitted kitchen, a bright and spacious lounge/diner, a good-size double bedroom, and a family bathroom/WC. The layout is practical and appealing, making it an attractive and low-maintenance investment with a long lease. Greenacre Close is a quiet residential cul-de-sac, ideally positioned for the many amenities the area has to offer.

Residents benefit from excellent transport links, including nearby bus routes and access to the Central Line at Northolt, providing straightforward connections into Central London. The location is also well served by local shops, supermarkets and everyday conveniences, with Greenford and Northolt town centres close by. For leisure and lifestyle, the area boasts a selection of green open spaces, parks and recreational facilities, ideal for relaxing walks and outdoor activities. Reputable schools and community amenities further enhance the area's long-term rental appeal. This is a solid, income-producing investment in a consistently popular location. Early interest is advised.



**TOTAL: 45 m<sup>2</sup>**  
 BELOW GROUND: 2 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>, WALLS: 7 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewings: By appointment.**

For further information contact us:

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**We're Open:**

8am – 8pm 7 days a week

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