

# Joel Street

Northwood • Middlesex • HA6 1NP

Guide Price: £250,000



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est 1986

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Nestled in the heart of Northwood Hills, this one bedroom first floor apartment offers a harmonious blend of tranquility and convenience. A mere stroll from the local Metropolitan tube station, commuting becomes a breeze, connecting you effortlessly to the bustling city life. With its spacious living room, Juliet balcony, and residents parking, this property provides a perfect retreat within a vibrant and well connected community in Northwood Hills.

ONE BEDROOM

FIRST FLOOR APARTMENT

ONE BATHROOM

KITCHEN

SPACIOUS LIVING ROOM

SOUGHT AFTER LOCATION

IDEAL FOR FIRST TIME BUYERS

CLOSE PROXIMITY TO THE METROPOLITAN LINE

PLENTY OF SPACE FOR STORAGE

506 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### SITUATION

This property on Joel Street is conveniently located between Northwood Hills, Eastcote and Ruislip extensive high streets offering a selection of cafes, restaurants, and shopping amenities. The Metropolitan/Piccadilly lines are easily accessible at Eastcote Station which offers swift access into London, as well as many bus routes towards Harrow, Ruislip and Northwood. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. The charming village pub The Case is Altered and Eastcote Cricket club are a short walk away. There are a number of highly regarded schools including Coteford Infant and Juniors and Haydon Senior school along with the convenience of a number of leisure facilities including Highgrove Gym and Swimming Pool.

### DESCRIPTION

This one bedroom first floor apartment, perfectly situated for a peaceful and convenient lifestyle. As you enter through the communal hallway, a sense of community greets you, with stairs leading to the first floor. Once inside the apartment, a spacious hallway has access to all rooms. The living room, located to the front, is a generously sized space allowing for a comfortable seating area and a dedicated dining space. An adjoining door seamlessly leads to the well-appointed kitchen with fitted appliances, worktop space and a pantry/ storage cupboard. Towards the rear of the flat, discover a cozy master bedroom with walk in storage space and a conveniently located family bathroom. The hallway boasts another storage cupboard and hidden space for shoes and coats.

### OUTSIDE

Residents parking ensures hassle-free accessibility, and the communal grounds provide a serene outdoor space for relaxation. Embrace the comfort and convenience this delightful apartment has to offer.



### Schools:

Haydon School (0.2 miles)  
Harlyn Primary School (0.4 miles)  
Northwood School (0.6 miles)



### Train:

Northwood Hills (0.3 miles)  
Northwood (1.2 miles)  
Pinner (1.5 miles)



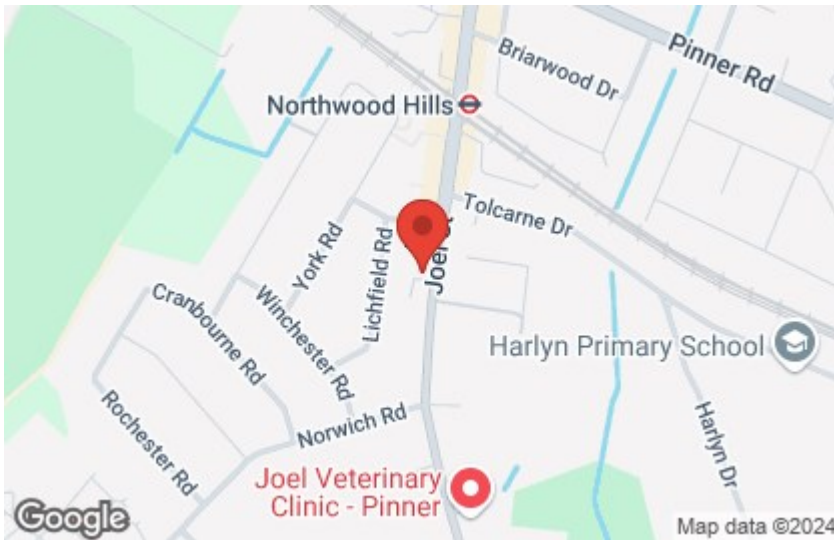
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA - 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.