

# Oakdale Avenue

Northwood • • HA6 1PG

PCM: £1,000 PCM



coopers  
est 1986

\*Water, Council Tax and WIFI included\* Welcome to Oakdale Avenue, Northwood - a charming location that could be your next home!

This delightful STUDIO is perfect for a single person or a couple. Recently REFURBISHED throughout, this property exudes a fresh and modern feel, boasting a fitted kitchenette and en-suite bathroom for convenience.

Situated on Northwood Hills High Street, you'll have easy access to a variety of shops, cafes, and amenities. On your doorstep is Northwood Hills Station offering the Metropolitan Line.

Don't miss out on this fantastic opportunity - this property is available now and ready for you to move in. Offered furnished.

### Studio

Water bill included

Council tax included

Wi-Fi Included

Refurbished

1/4 mile to Northwood Hills Met Line station

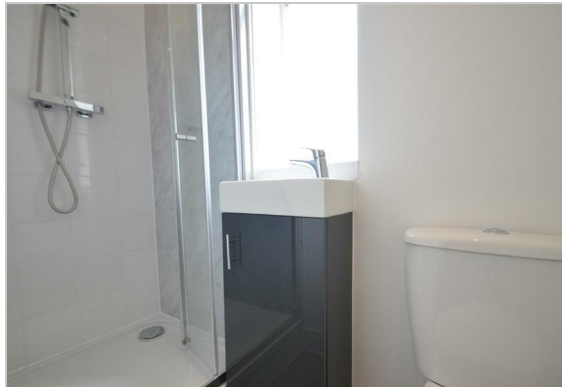
Double glazed

Located above the shops in Northwood Hills

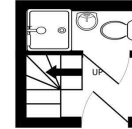
Suitable for single occupants or couples

Available now

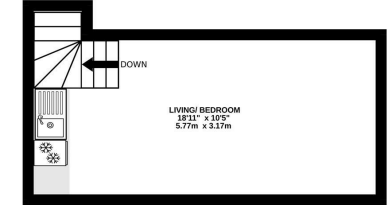
**Available Date**



GROUND FLOOR  
40 sq.ft. (3.8 sq.m.) approx.



1ST FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA: 212 sq.ft. (19.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan (overall floor measurements) of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-application or misstatement. This plan is for guidance purposes only and should be used to look for 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 32-35 kWh/m <sup>2</sup> per year <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 20-23 g/kWh <b>A</b>	
30-32 kWh/m <sup>2</sup> per year <b>B</b>		23-27 g/kWh <b>B</b>	
27-30 kWh/m <sup>2</sup> per year <b>C</b>		27-33 g/kWh <b>C</b>	
25-27 kWh/m <sup>2</sup> per year <b>D</b>		33-37 g/kWh <b>D</b>	
22-25 kWh/m <sup>2</sup> per year <b>E</b>		37-45 g/kWh <b>E</b>	
19-22 kWh/m <sup>2</sup> per year <b>F</b>		45-55 g/kWh <b>F</b>	
16-19 kWh/m <sup>2</sup> per year <b>G</b>		55+ g/kWh <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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.