



A luxury three bedroom ground floor apartment  
Carew Road, Northwood, Middlesex HA6 3NJ





**Asking Price: £3,100 pcm**

## **A luxury three bedroom ground floor apartment**

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• LUXURY DEVELOPMENT • SECURE GATED • EXCELLENT LOCATION • UNDERFLOOR HEATING • FITTED KITCHEN with APPLIANCES • RECEPTION ROOM with access to BALCONY • MASTER BEDROOM with ENSUITE • TWO FURTHER BEDROOMS • FAMILY BATHROOM • ALLOCATED PARKING SPACES • UNFURNISHED

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### **Description**

A luxury three bedroom ground floor apartment set in this new development in an exclusive leafy street, conveniently positioned for the Northwood's excellent shopping and transport links. The property is surrounded by well manicured and attractive communal gardens and allocated gated parking.

N.B. The furniture depicted is from a previous tenancy and is not included with the property.

**\*\* An advance reservation payment of one weeks rent is required to secure the property \*\***

### **Location**

Northwood provides a range of shopping facilities including a Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.





Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band: F
- Deposit Amount: £3,576.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band B
- Available Date: 04/03/2025

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>	84	85	(81-91) <b>B</b>	84	85
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

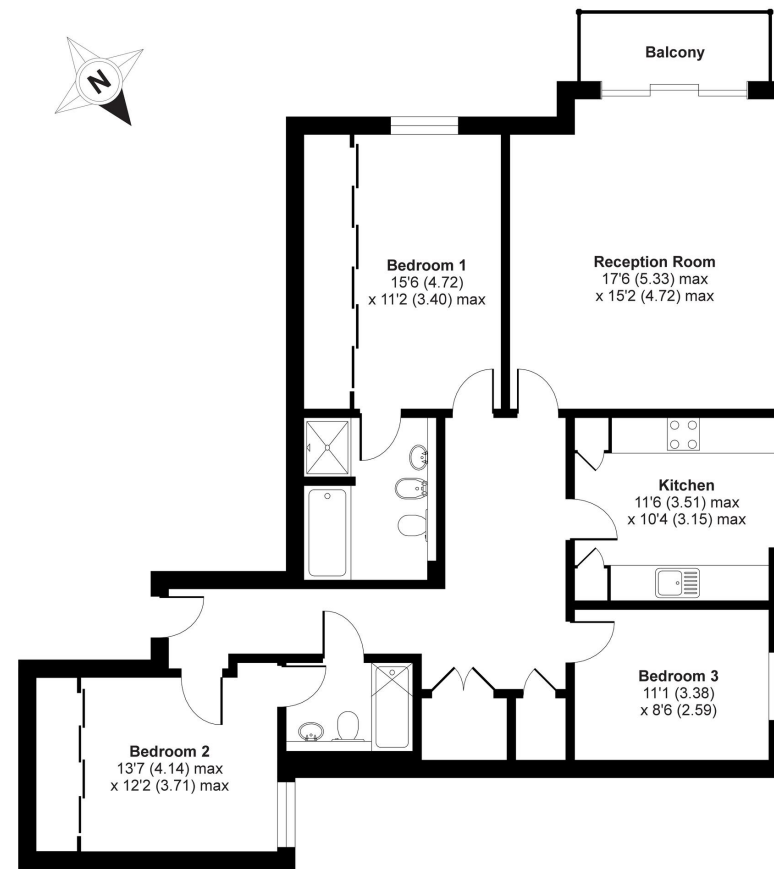
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



# Orchid House, Northwood, HA6 3NJ

APPROX. GROSS INTERNAL FLOOR AREA 1147 SQ FT 106.6 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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