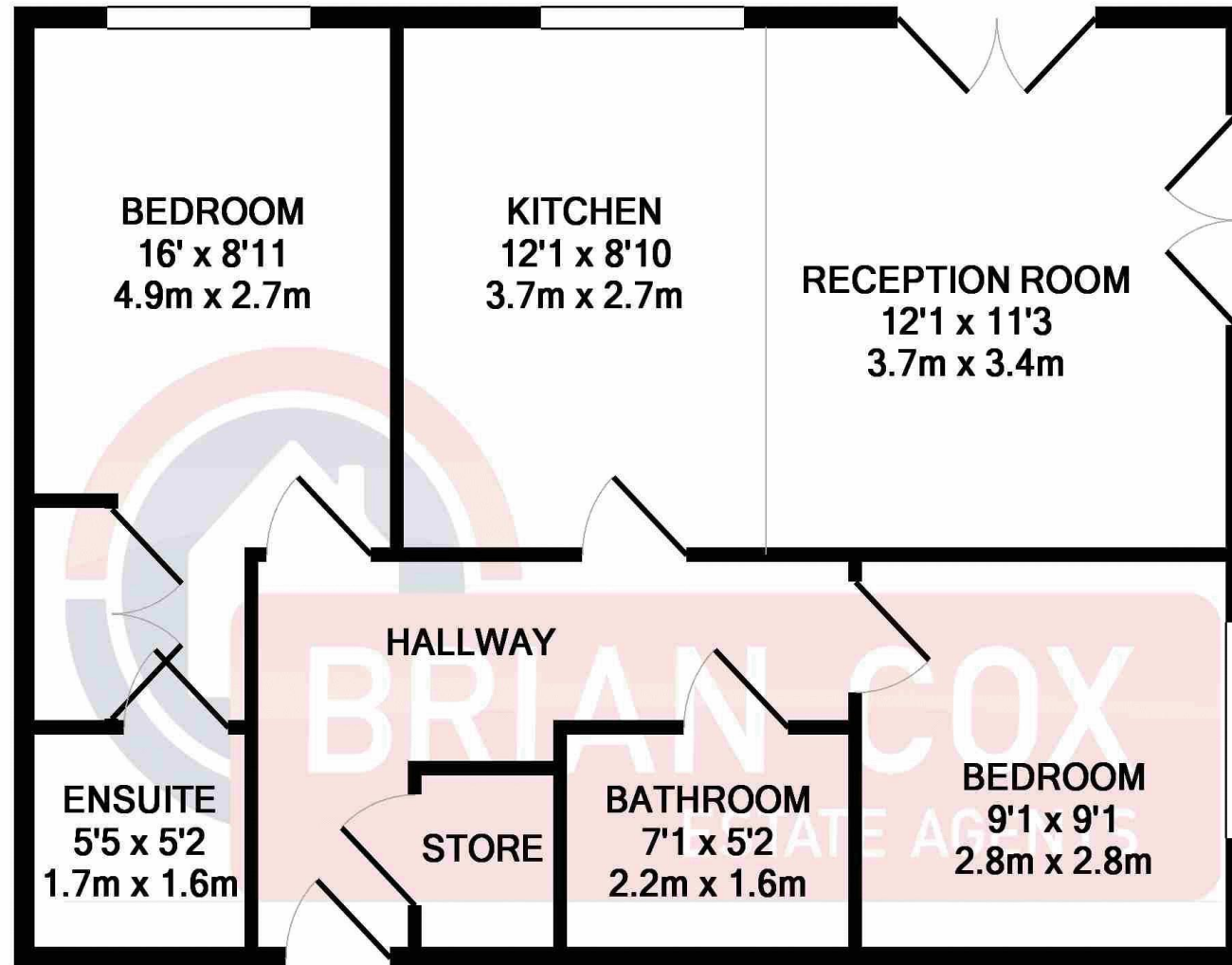


# the floorplan...



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## more details from...

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0208 842 4008  
[brian-cox.co.uk](http://brian-cox.co.uk)

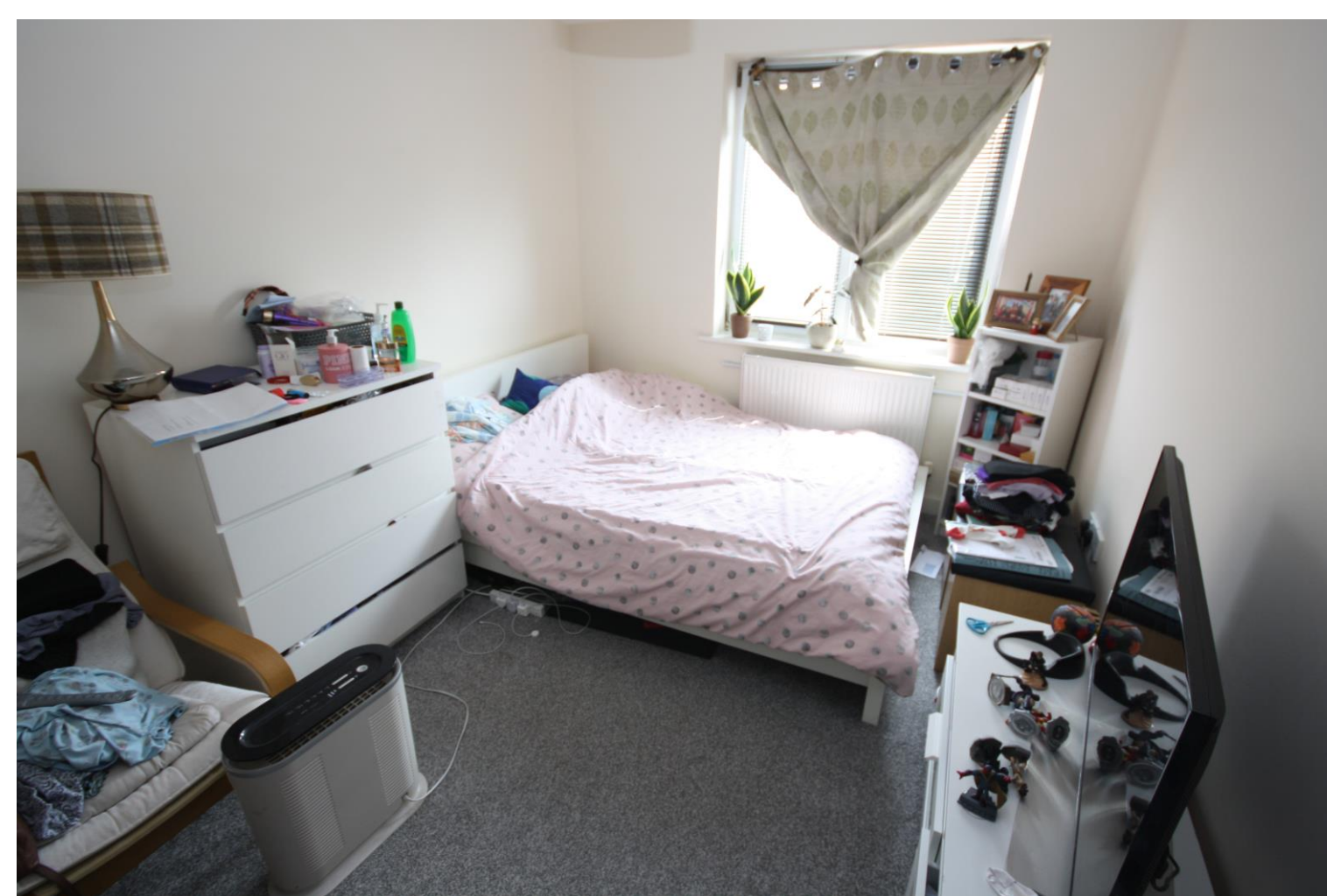


Brian Cox and Company are delighted to offer to the market this two bedroom fourth floor apartment located in the ever popular Grand Union Village development in Northolt. The property boasts two good size bedrooms, one with en-suite shower room, spacious living and kitchen and comes with two Juliet balconies. The property is located close to local shops and transport links into Northolt and Ealing. Viewings are strongly recommended.



£275,000  
Leasehold

Waxlow Way, Northolt UB5 6FN



## in brief...

- Underground Car Parking
- Modern
- Open Planned kitchen
- Chain Free
- Grand Union Village
- Lift in Block



## the location...

### nearest stations ...

Northolt (1.3 miles)

Southall (1.6 miles)

Greenford (1.6 miles)

Northolt is a town located in North West London and lies within zone 5 on the Central Line. There is good access to the West End of London and popular high street shops and restaurants in Ruislip which make the area a good choice for young professionals and families alike. There are two stations in the area which are Northolt Central Line Tube Station (31 minutes to Tottenham Court Road) and Northolt Park Overground Station. Northolt Park is a Network Rail station served by Chiltern Railways (21 minutes to Marylebone Station). There are also a number of local bus routes offering access to Heathrow, Ealing, Ruislip and numerous other locations. If you travel by road, the A40 is within easy reach with access to both the city and the Home Counties.

