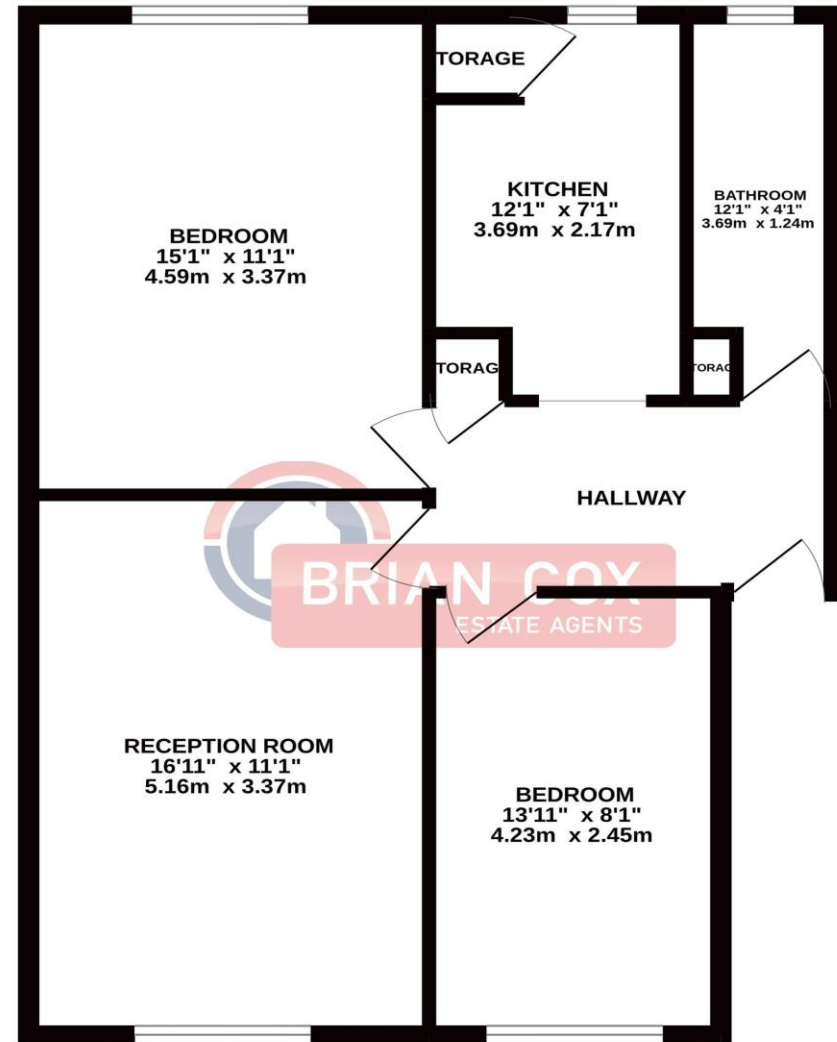


# the floorplan...

GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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## more details from...

call: **Brian Cox Northolt: 0208 842 4008**

email: [Jeff.Osullivan@brian-cox.co.uk](mailto:Jeff.Osullivan@brian-cox.co.uk)

web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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



We are delighted to offer to the market this two double bedroom ground floor flat. The property comes with an abundance of space and is being sold chain free.

Located off the Ruislip Road in Northolt you would be close to all your local amenities and close to great transport links. Call now to avoid disappointment.



£300,000

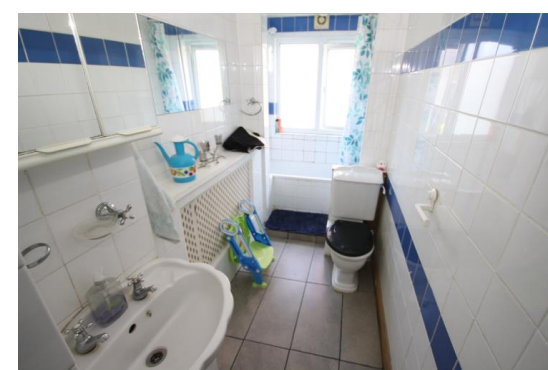
Leasehold

Byron Way, Northolt, UB5 UB5 6BB



### in brief...

- Ground Floor
- Long Lease
- Chain Free
- Two Double Bedrooms
- Gas Central Heating
- Spacious



### the location...

#### nearest stations ...

- Northolt (1.5 miles)
- South Ruislip (1.8 miles)
- Southall (1.8 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.

A short walk leads you to Rectory Park playing field which leads to Northala fields which is an award-winning country-style park which is only a two minute walk from the property and features views over London and fishing lakes.