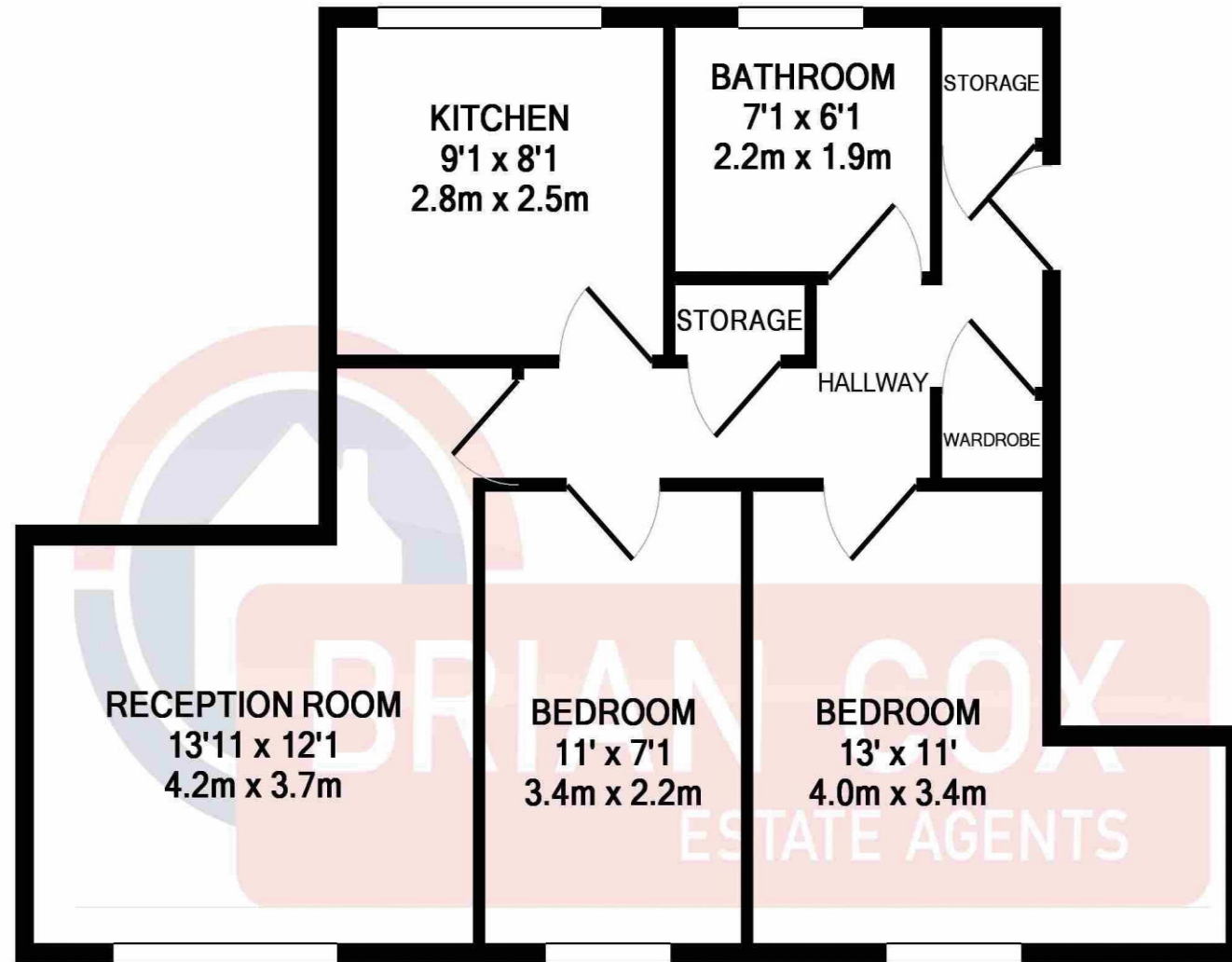


the floorplan...



TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 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)



**NEW LEASE ON COMPLETION!** An attractive ground floor apartment with only a one minute walk to Northolt Park Station. Features two double bedrooms, lounge, a modern kitchen and bathroom and plenty of storage. The property benefits include allocated parking space, gas central heating and double glazing. Call us now to book your viewing.



**£270,000**  
Leasehold

**Acock Grove, Northolt UB5 4RT**

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### in brief...

- New Lease on Completion
- One Minute Walk to Northolt Park Station
- Allocated Parking
- Ground Floor
- Modern Interior
- Chain Free



### the location...

#### nearest stations ...

Northolt Park (0.2 miles)  
South Harrow (0.5 miles)  
Northolt (0.6 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.

