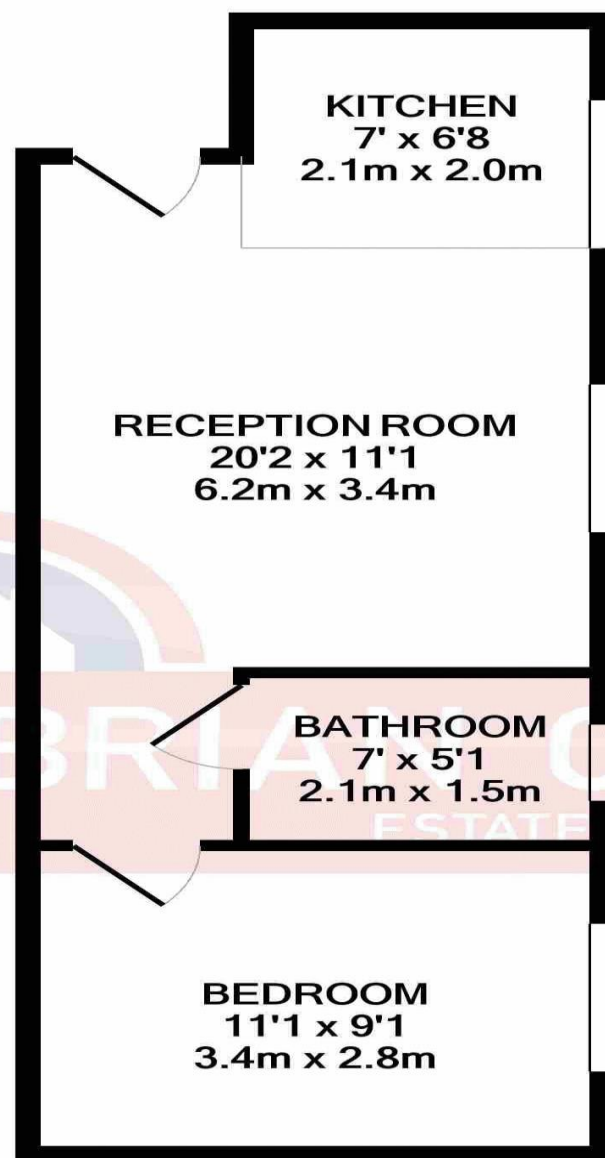


the floorplan...



**TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 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 & Company are delighted to present to the market this spacious & stunning one bedroom ground floor apartment. The property is situated in the heart of Northolt allowing unrivalled access to local shops, transport facilities including the Central Line station. Also nearby is the A40 and Hayes bypass, local schools and parks. The property benefits from a fully fitted kitchen, modern bathroom, gas central heating, double glazing and a long lease of 115 years. The property would certainly suit a first time buyer, commuter, or rental investor. Please call now to view.



**Offers in Excess of  
£250,000**

**Church Road , Northolt UB5 5AB**

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- One Bedroom Ground Floor Apartment
- Double Glazing
- Gas Central Heating
- Close to Local Amenities
- Close to Transport Links
- Immaculate Condition



## the location...

### nearest stations ...

Northolt (0.4 miles)

Northolt Park (1.1 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. Belvue Park and Northala fields is within close proximity to the property. Northala fields 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.



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