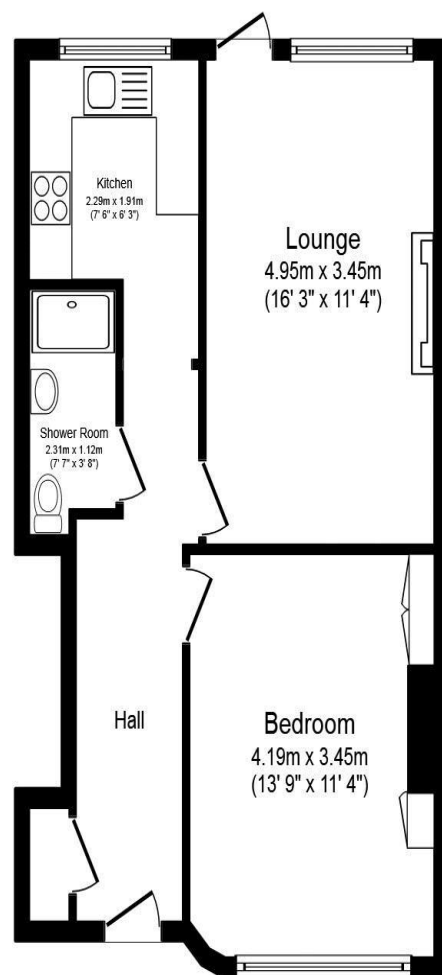


## The Heights Northolt UB5 4BS

Price Guide: £299,950



Floor Plan

Total floor area 50.6 sq. m. (545 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Leasehold 125 years from Jan 2021  
Ground Rent £150 per annum  
London Borough of Harrow  
Council tax band C  
Council Tax £1,922 per annum  
EPC =C

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this one bedroom ground floor maisonette situated in a residential road on the borders of South Harrow and Northolt. The property is within walking distance to local shops, including the Mark's and Spencer's garage and the Asda supermarket, Northolt Park's Chiltern Railway Line Station and local parks. Other benefits include gas central heating, double glazed windows, own section of rear garden, a garage at the rear and a long lease in excess of 120 years.





- ONE DOUBLE BEDROOM
- GROUND FLOOR MAISONETTE
- OWN SECTION OF SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- MODERN SHOWER ROOM
- LEASE IN EXCESS OF 120 YEARS
- GARAGE AT REAR

**The Heights  
Northolt  
UB5 4BS**

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**Accommodation**

The front door leads to the entrance hall which has a built-in storage cupboard and doors to all rooms. There is a rear aspect lounge/diner with feature fireplace and double glazed door to the rear garden. The fitted kitchen has a range of base and eye level units, built-in electric oven and fitted hob, plumbing for washing machine and a wall mounted combination boiler. There is a front aspect double bedroom and a modern shower room with shower cubicle, wash hand basin and low level w.c. Outside there is an own section of south facing rear garden which is part patio and part lawned. There is also a garage at the rear.

