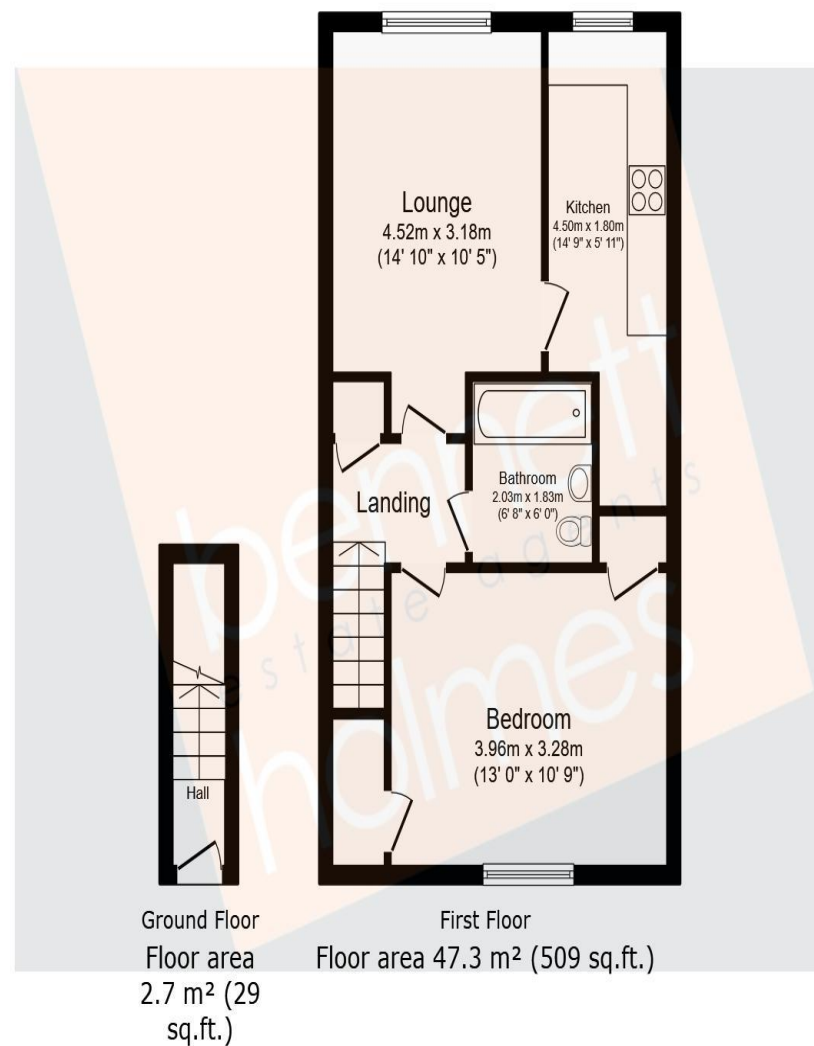


Mallard Way Northwood HA6 2GG

Price Guide: £314,950



TOTAL: 50.0 m² (538 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold
189 years from September 1978
143 years remaining
Service Charge, Ground Rent and
Building Insurance £65 per month
Borough of Hillingdon
Council Tax Band C £1,565 per annum
EPC =D

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 well presented, one double bedroom, first floor maisonette situated off the picturesque Ducks Hill Road in Northwood. The property is ideally located for Mount Vernon Hospital, both the Ruislip Woods and Ruislip Lido and the leisure facilities of David Lloyd Health Club. Also within 0.8 miles is Northwood's main shopping and transport facilities to include the Metropolitan Line Station. Other benefits include an allocated parking space and gas central heating. The property also has the added advantage of no upper chain.



- ONE DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- WELL PRESENTED
- CONVENIENT, PICTURESQUE LOCATION
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY
- NO UPPER CHAIN

**Mallard Way
Northwood
HA6 2GG**

Price Guide: £314,950



Accommodation

The accommodation briefly comprises own front door with stairs to the first floor landing with doors to the lounge, bedroom and bathroom. The lounge overlooks gardens at the rear, has wood effect laminate flooring and a door to the kitchen. The kitchen is fully fitted with wall and base level units, an integral gas hob, an integral electric oven, a washing machine, dishwasher, tumble dryer and fridge/ freezer. The front aspect bedroom has a built in storage cupboard and a large built in wardrobe. The bathroom has a three piece white suite, part tiled walls and extractor fan. There is part double glazing and gas central heating throughout. Outside is an allocated parking space. (Photos taken prior to current tenancy)

