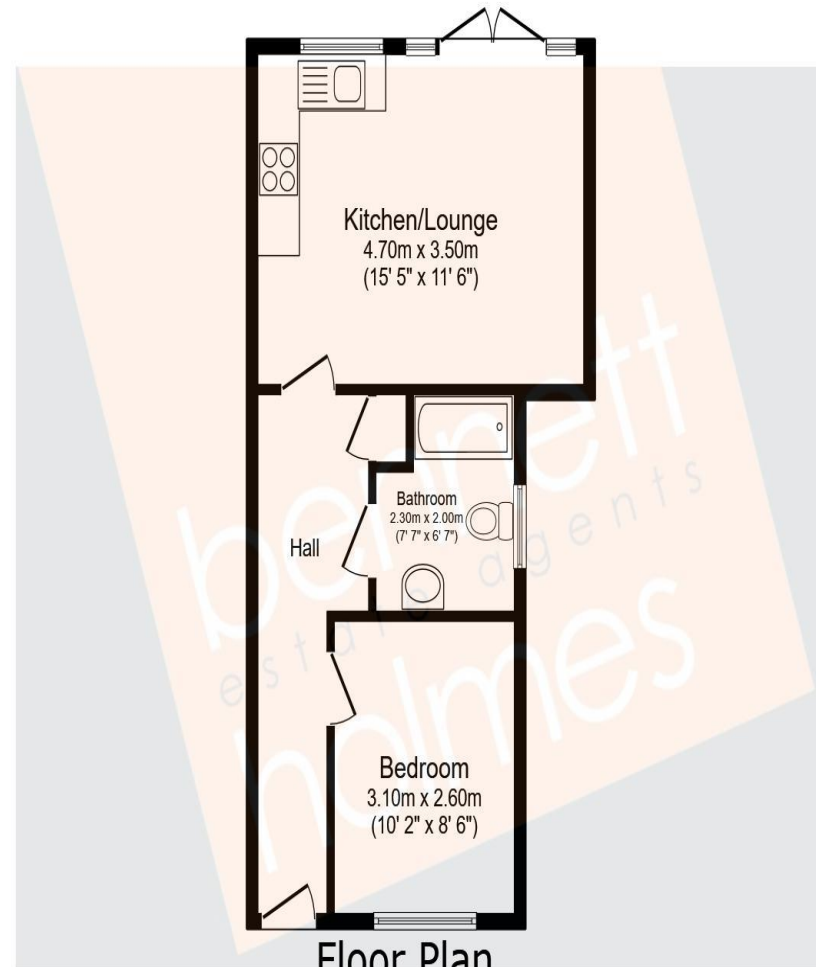


## Hexham Gardens Northolt UB5 4FF

Price Guide: £275,000



Floor area 37.2 m<sup>2</sup> (400 sq.ft.)

TOTAL: 37.2 m<sup>2</sup> (400 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](mailto:northolt@bennetholmes.com)

Leasehold - 109 years remaining on the lease  
Service Charge- £800 PA  
Ground rent - £420 PA  
London Borough of Ealing  
Council tax band C - £1,731.86  
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 beautifully presented one bedroom, ground floor flat. The property is situated in a modern cul de sac within 0.8 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Also nearby is the Northolt Leisure Centre, local schools and parks/ open spaces. Other benefits include an open plan modern fitted kitchen and spacious lounge, a private rear garden, an allocated parking space, gas central heating, double glazed windows and 109 years remaining on the lease.



- ONE BEDROOM
- GROUND FLOOR FLAT
- MODERN BLOCK BUILT IN 2007
- 109 YEARS REMAINING ON THE LEASE
- OPEN PLAN KITCHEN/ LOUNGE
- PRIVATE REAR GARDEN
- ALLOCATED PARKING SPACE
- AUDIO ENTRYPHONE SYSTEM

**Hexham Gardens  
Northolt  
UB5 4FF**

**Price Guide: £275,000**



**Accommodation**

The accommodation briefly comprises a secure audio entryphone system operated communal entrance which leads to the flat located on the ground floor. There is the entrance hallway with doors to the bedroom, bathroom, a storage cupboard and the open plan kitchen/ lounge. The modern kitchen is fitted with wall and base level units, an integrated four ring gas hob with an overhead extractor hood and electric oven, an integrated washer/ dryer and a sink and drainer. From the lounge there are patio doors opening to the private rear garden. Outside are well kept communal lawns surrounding the property and an allocated parking space.

Leasehold - 109 years remaining on the lease  
Service Charge- £800 PA  
Ground rent - £420 PA

