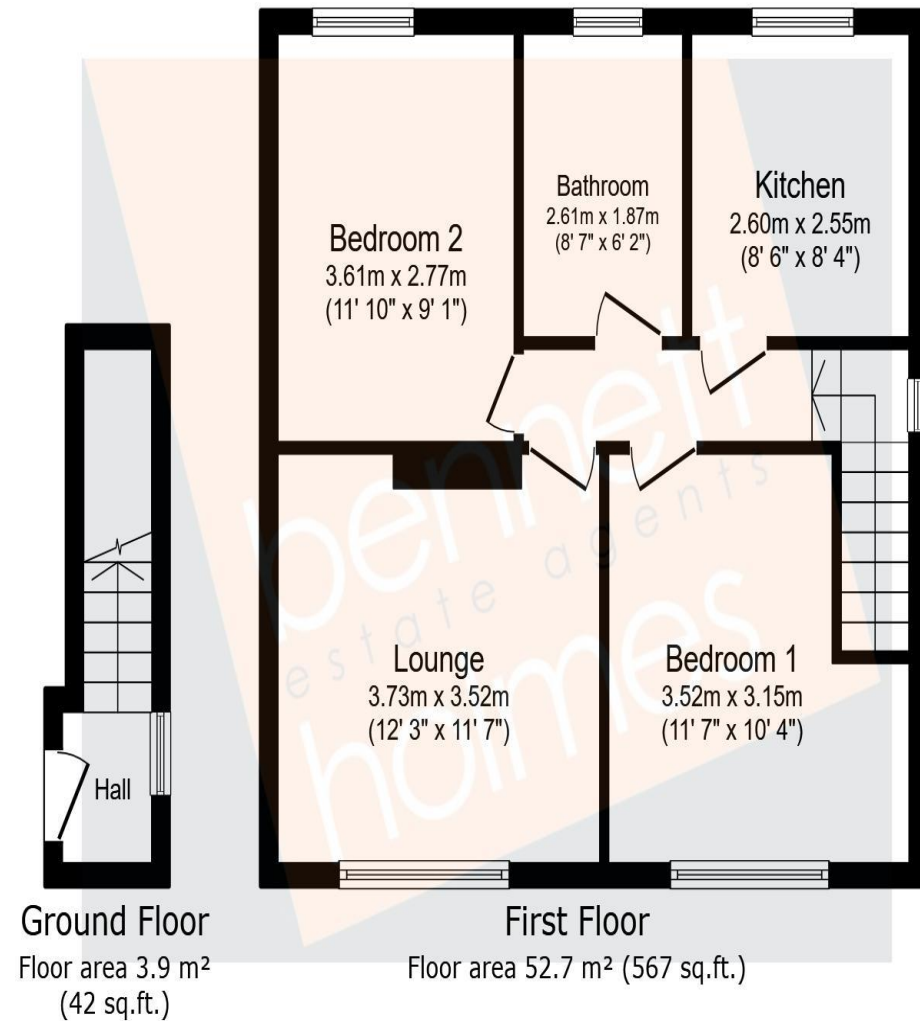


## Shadwell Drive Northolt UB5 6DF

Price Guide: £315,000



TOTAL: 56.6 m<sup>2</sup> (609 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 - A new lease of 177 years upon completion.

Service charge - £78.94 pcm

Ground rent - £10 pa

London Borough of Ealing

Council tax band B- £1,515.37

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 two double bedroom first floor converted flat situated in a residential location in Northolt. The property is within easy reach of local shops, bus links, the A40, Hayes Bypass and the Northala Fields. Other benefits include own section of rear garden, off street parking, double glazed windows, gas central heating and a new lease of 177 years upon completion.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR CONVERTED FLAT
- OWN SECTION OF REAR GARDEN
- OFF STREET PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- A NEW LEASE OF 177 YEARS UPON COMPLETION
- COUNCIL TAX BAND B

**Shadwell Drive  
Northolt  
UB5 6DF**

**Price Guide: £315,000**



### Accommodation

The accommodation briefly comprises a communal front door opening to the flats own front door which opens to stairs leading to the first floor landing. There are doors to all rooms; the kitchen, bathroom, lounge and two double bedrooms. The kitchen is fitted with wall and base level units and a sink. There is a gas cooker point, plumbing for a washing machine and space for a tumble dryer and fridge/ freezer.

Outside the property there is own section of rear garden and to the side is off street parking.

