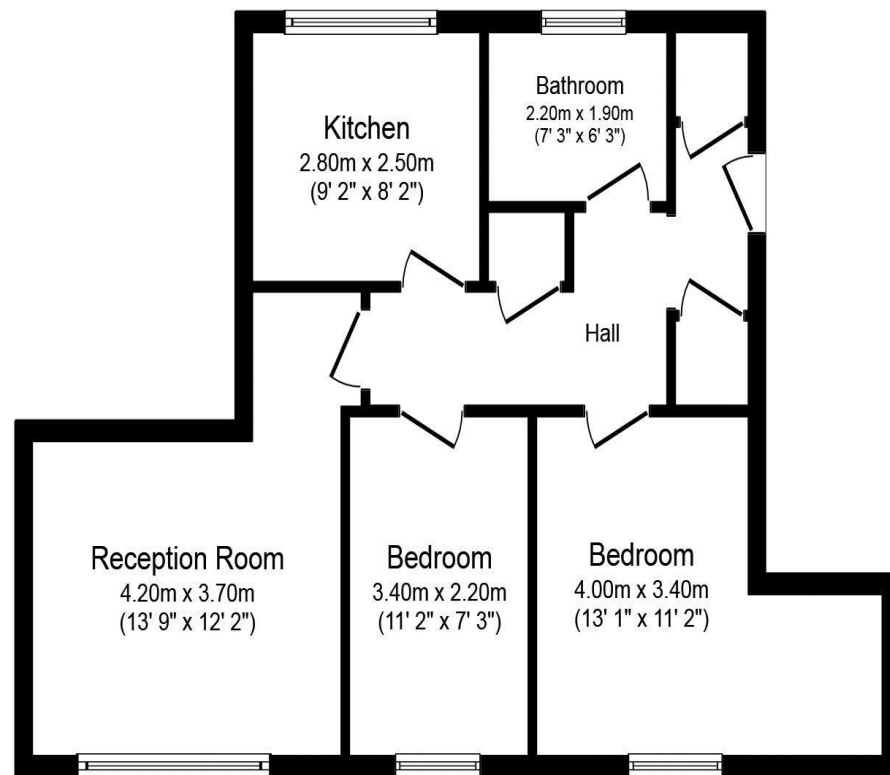


Acock Grove Northolt UB5 4RT

Price Guide: £295,000



Floor Plan

Total floor area 48.8 sq. m. (526 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Bennett Holmes are pleased to offer this two double bedroom, ground floor flat situated in a residential location in Northolt. The property is within walking distance of Northolt Park's British Railway Line Station (0.2 miles), which goes straight into Marylebone. South Harrow's main shopping and transport facilities to include the Piccadilly Line Station are also within 0.7 miles. Other benefits include a new lease of 99 years upon completion, two double bedrooms, an allocated parking space, communal gardens, gas central heating, double glazed windows and no upper chain.

Leasehold - we have been advised there will be a new lease of 99 years upon completion.
Service charge - £177.13 pcm
London Borough of Ealing
Council tax band C - £1,731.86
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- A NEW LEASE OF 99 YEARS UPON COMPLETION
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- 0.2 MILES TO NORTHOLT PARK STATION
- NO UPPER CHAIN

Acock Grove Northolt UB5 4RT

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Accommodation

The accommodation briefly comprises a secure, entry phone operated communal entrance with stairs to all floors. This flat is located on the ground floor. The front door opens to the entrance hall with three large storage cupboards and doors to all rooms. There is the rear aspect lounge, front aspect kitchen which is fitted with a full range of wall and base level units, a gas cooker point, plumbing for a washing machine and space for a fridge/ freezer. There are two rear aspect double bedrooms and the family bathroom.

Outside the property is an allocated parking space and communal gardens.

