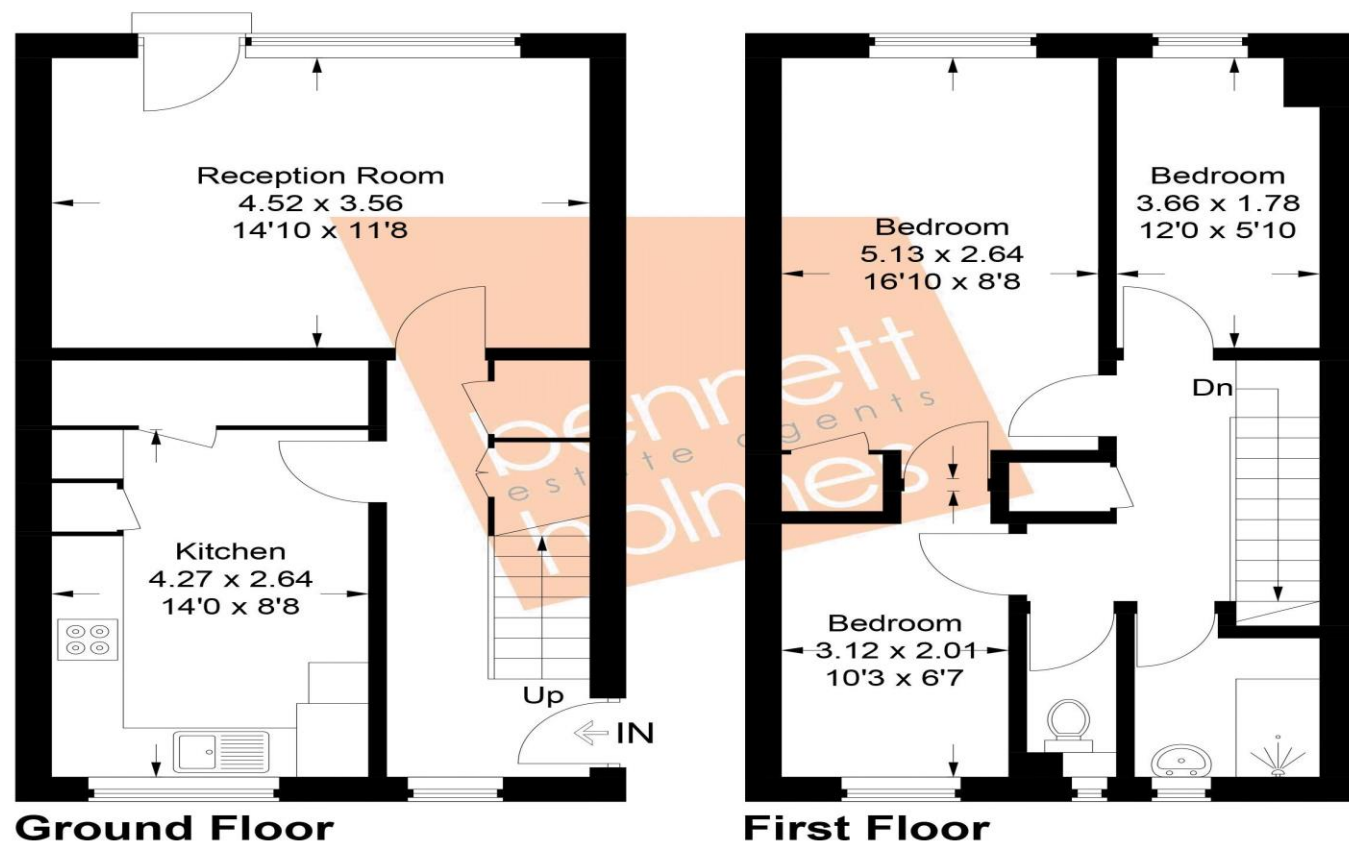


Union Road

Approximate Gross Internal Area
Ground Floor = 39.9 sq m / 429 sq ft
First Floor = 39.6 sq m / 426 sq ft
Total = 79.5 sq m / 855 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold - we have been advised there will be a new lease of 176 years upon completion.
Service charge - £146.26 pcm
Ground rent - £10 pa
London Borough of Ealing
Council tax band C - £1,731.86 pa.
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.

Union Road Northolt UB5 6UB

Price Guide: Offers in Excess of £315,000



Bennett Holmes are pleased to offer this three bedroom, split level flat situated in a residential location in Northolt. The property is on the second and third floor (top floor). The property is located off Kensington Road and is within easy reach of local shops, bus links, the A40 and Northala fields. Northolt's Central Line station is within 0.9 miles. Other benefits include a new lease of 176 years upon completion, a Juliet balcony, double glazed windows, gas central heating and no upper chain.



- THREE BEDROOMS
- SPLIT LEVEL FLAT
- SECOND AND THIRD FLOOR
- NEW LEASE OF 176 YEARS UPON COMPLETION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- JULIET BALCONY
- NO UPPER CHAIN

**Union Road
Northolt
UB5 6UB**

Price Guide: Offers in Excess of £315,000



Accommodation

Located on the second floor via a communal entrance the accommodation briefly comprises an entrance hall with two built-in storage cupboards, stairs to the first floor and doors to the kitchen/diner and lounge. The lounge has a double glazed door to a Juliet balcony. The kitchen/ diner has a range of base level units, a sink and drainer, plumbing for a washing machine, space for a fridge freezer and a gas cooker point. There is also a pantry cupboard. Stairs lead to the first floor landing with doors to three bedrooms and the separate shower room and WC.

Outside there is communal parking.

