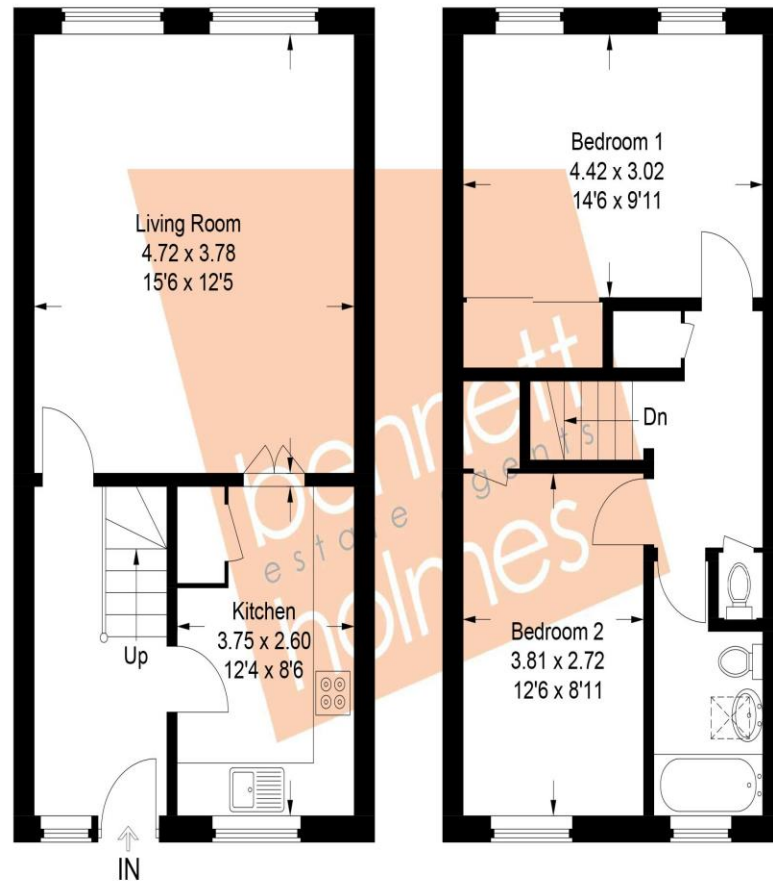


Lely House

Approximate Gross Internal Area
Ground Floor = 42.0 sq m / 452 sq ft
First Floor = 39.2 sq m / 422 sq ft
Total = 81.2 sq m / 874 sq ft



Ground Floor

First Floor

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.

Leasehold - A new lease of 176 years upon completion
Service charge - £122 PCM which includes insurance premium
Ground rent - £10 PA
London Borough of Ealing
Council tax band B - £1515
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.

Academy Gardens Northolt UB5 5PN

Price Guide: £290,000



Bennett Holmes are pleased to offer this two double bedroom, split level, second floor flat located in a residential location off Church Road in Northolt. The property is within easy reach of local shopping facilities, schools, bus links and the A40 in and out of London and the Hayes Bypass. There will be a new lease of 176 years upon completion. Other benefits include gas central heating and double glazed windows.



- TWO DOUBLE BEDROOMS
- SPLIT LEVEL FLAT
- SECOND FLOOR
- PURPOSE BUILT BLOCK
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- A NEW LEASE OF 176 YEARS UPON COMPLETION

**Academy Gardens
Northolt
UB5 5PN**

Price Guide: £290,000



Accommodation

The accommodation briefly comprises a communal entrance to the block with stairs to all floors. The flat is located on the second floor. There is a front door opening to the entrance hall with a door to the living room and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. Stairs lead to the first floor landing with doors to two bedrooms, the family bathroom and a separate WC. The bathroom comprises a white three piece suite; a panel enclosed bath with a shower unit, WC and wash hand basin.

Outside the property are communal gardens.

