

## Kingsmead Drive Northolt UB5 5BN

Price Guide: Monthly Rental Of £1,400



Bennett Holmes are pleased to offer this recently refurbished, one double bedroom, first floor converted flat. The property is situated just a few minutes walk to Northolt's Central Line tube station (0.3 miles). Other benefits include a modern fitted kitchen and bathroom, recently painted throughout, recently fitted carpets, gas central heating, double glazed windows and an off street parking space. The rent will be £1,550 pcm which will include the rent, gas, electric and water. Offered to the market unfurnished and available from the 2nd July.

### NORTHOLT OFFICE

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The rent will be £1,550 pcm to include the rent, gas, electric and water.  
London Borough of Ealing  
Council tax band B  
Council Tax £1,587 per annum  
Unfurnished  
Available 2nd July  
EPC =D

**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.



- ONE DOUBLE BEDROOM
- FIRST FLOOR CONVERTED FLAT
- RECENTLY REFURBISHED
- MODERN KITCHEN AND BATHROOM
- DOUBLE GLAZED WINDOWS
- WALKING DISTANCE TO NORTHOLT STATION
- UNFURNISHED
- AVAILABLE 2ND JULY

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UB5 5BN**

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## 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 the bathroom, bedroom and the lounge. The lounge is open plan with the kitchen. The modern bathroom comprises a white three piece suite; bath, WC and hand wash basin with tiled walls and tiled flooring. The fitted modern kitchen comprises base and wall level units, sink and drainer, fridge/ freezer, washing machine, an integrated 4 ring gas hob with an overhead extractor hood and integrated electric oven. Outside the property is an off street parking space.

