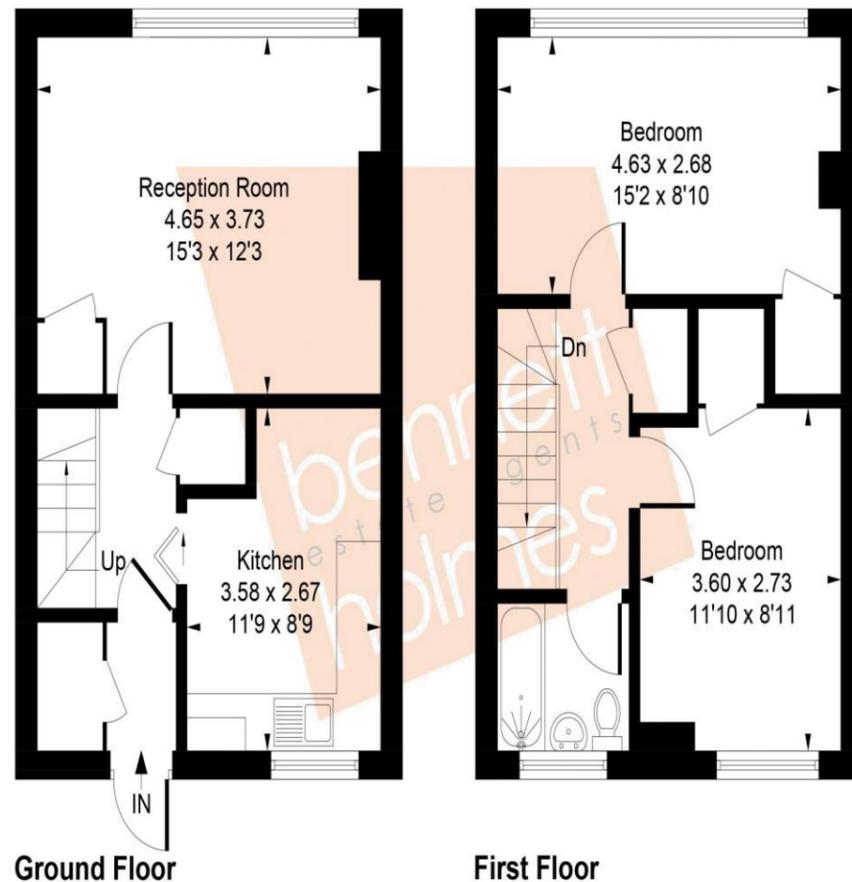


### Vanbrough Crescent, Northolt

Approximate Gross Internal Area  
Ground Floor = 35.42 sq m / 381 sq ft  
First Floor = 35.25 sq m / 380 sq ft  
Total = 70.67 sq m / 761 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Leasehold  
130 years from 1 January 1981  
86 years remaining  
Service charge - £156.41 PCM  
Ground rent - £10 PA  
Borough of Ealing  
Council tax band C- £1814  
EPC =E

NORTHOLT OFFICE

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[northolt@bennetholmes.com](mailto: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.

### Vanbrough Crescent Northolt UB5 5JN

Price Guide: £220,000



Bennett Holmes are pleased to offer this two double bedroom, split level flat (ground floor and first floor) situated in a residential location in Northolt. The property is within easy reach of the A40 and Hayes Bypass, local shops, bus links and schools. Benefits include double glazed windows, communal gardens and no upper chain.



- TWO DOUBLE BEDROOMS
- SPLIT LEVEL FLAT
- GROUND FLOOR AND FIRST FLOOR
- DOUBLE GLAZED WINDOWS
- COMMUNAL GARDEN
- RESIDENTIAL LOCATION
- CLOSE TO THE A40 IN AND OUT OF LONDON
- NO UPPER CHAIN

**Vanbrough Crescent  
Northolt  
UB5 5JN**

**Price Guide: £220,000**



**Accommodation**

Located on the ground floor via a communal entrance the accommodation briefly comprises a front door opening to the entrance hall with doors to two storage cupboards, the kitchen and the reception room. Stairs lead to the first floor with doors to two double bedrooms, a storage cupboard and the bathroom.

Outside the property is a communal garden.

Leasehold 130 years from 1 January 1981  
86 years remaining  
Service charge - £156.41 PCM  
Ground rent - £10 PA  
Borough of Ealing - Council tax band C- £1814

