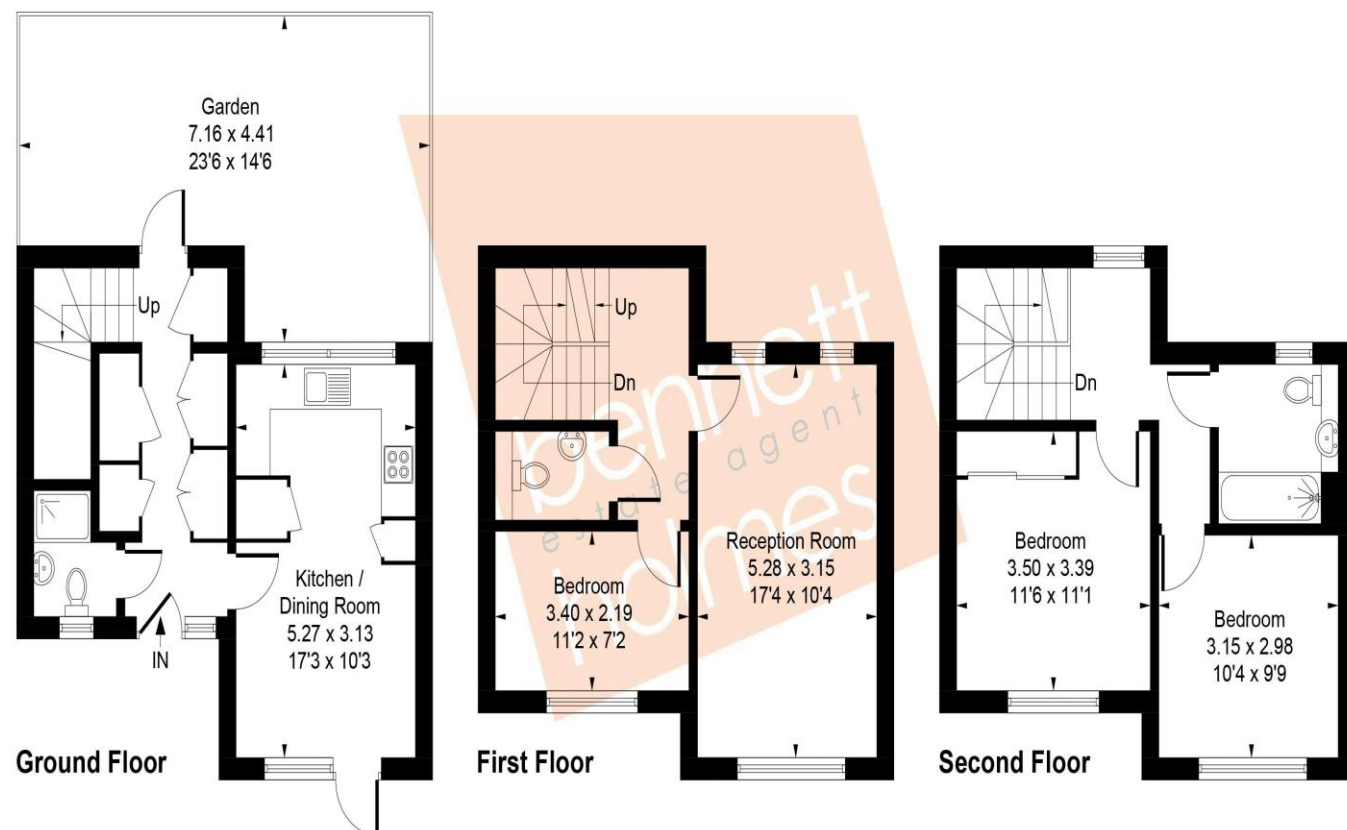


Rectory Park Avenue

Approximate Gross Internal Area
Ground Floor = 33.69 sq m / 363 sq ft
First Floor = 36.73 sq m / 395 sq ft
Second Floor = 36.73 sq m / 395 sq ft
Total = 107.15 sq m / 1153 sq ft



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 - 120 years remaining
125 years from and including 30 June 2020
Service charge - £83.67 PCM
London Borough of Ealing
Council tax band E- £2,494.57
EPC- B

NORTHOLT OFFICE

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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.

Rectory Park Avenue Northolt UB5 6SR

Price Guide: £530,000



Bennett Holmes are pleased to offer this three double bedroom, two bathroom mid terrace town house situated in the modern Rectory Park development. The property was constructed circa 2020 and it is offered to the market in good decorative order throughout. The property is convenient for commuters requiring the A40 into and out of London. Other benefits include a downstairs shower room, an allocated parking space, gas central heating, double glazed windows, front and rear paved gardens.



- THREE BEDROOMS
- TWO BATHROOMS
- MID TERRACE TOWN HOUSE
- DOWNSTAIRS WC
- BUILT APPROX. 5 YEARS AGO
- ALLOCATED PARKING SPACE
- RECTORY PARK DEVELOPMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS

Rectory Park Avenue Northolt UB5 6SR

Price Guide: £530,000



Accommodation

The accommodation briefly comprises own front door opening to the entrance hall with doors to a downstairs shower room, four storage cupboards and the kitchen/ diner. The modern 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. Integrated fridge/ freezer and there is a patio door to the rear garden. Stairs lead to the first floor landing with doors to the reception room, bedroom three and a WC. Stairs lead to the second floor landing with doors to two further double bedrooms and the family bathroom. Outside the property are front and rear paved gardens. There is one allocated parking space which is gated.

Leasehold - 120 years remaining
Service charge - £83.67 PCM

