



Floriston Court, Whitton Avenue West, Northolt, UB5 4JX

**Asking Price £300,000**



2



1



1



C



## Floriston Court, Whitton Avenue West, Northolt, UB5 4JX

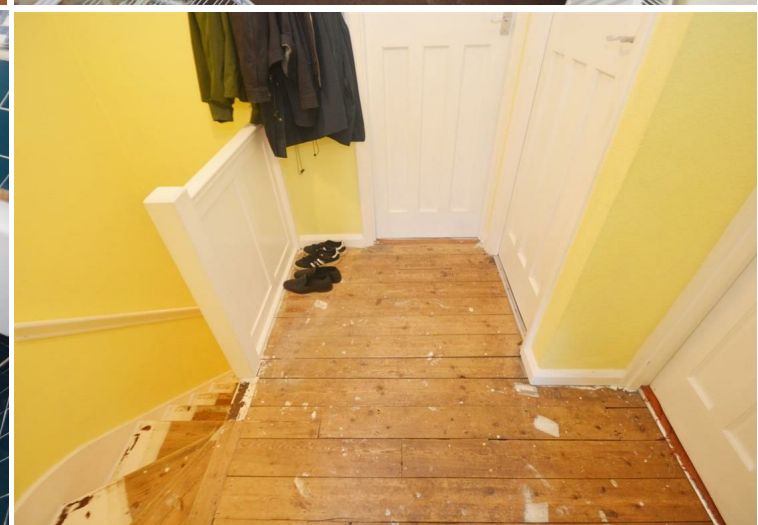
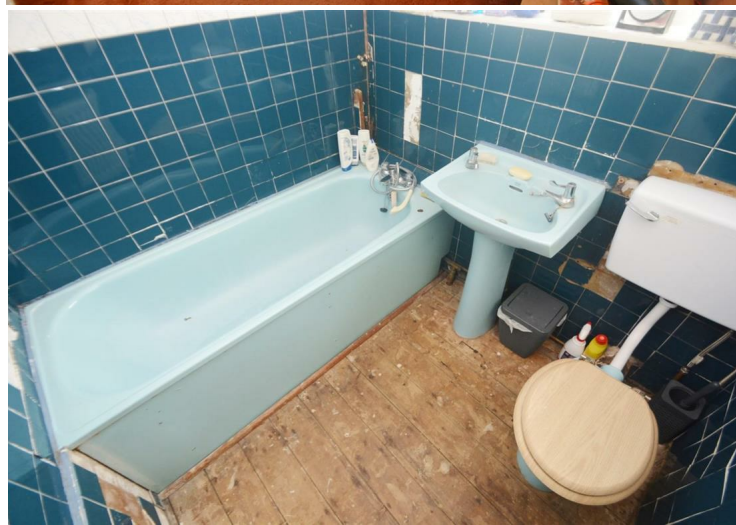
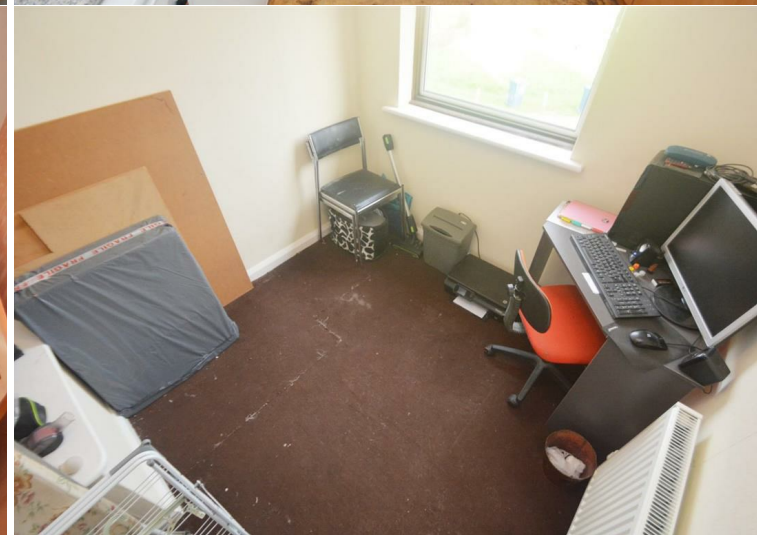
This inviting first-floor maisonette, on Whitton Avenue West, Northolt features 2 double bedrooms, reception room, kitchen, bathroom. Additionally, the property includes a private rear garden and communal front garden, enhancing its appeal. On-road parking.

Double glazed and gas central heating. It's located within a ten-minute walk to Northolt Road, offering easy access to local shops, restaurants, and amenities. Northolt Park Station is only 0.4 miles away, Northolt Underground Station 0.7 miles away, and South Harrow Underground Station 1 mile away. The property is also close to several schools, making it ideal for families.

- First Floor Maisonette
- Purpose Built
- Two Double Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Private Rear Garden
- Communal Front Garden
- On Road Parking
- Leasehold

**Council Tax Band: C**

Leasehold





### **INTERNALLY**

First floor purpose built maisonette. The front door of the property opens into an entrance lobby with stairs to first floor landing. Doors from the landing lead to a reception room with front aspect bay window and decorative wood paneling on one of the walls. Two double bedrooms, kitchen with wall and base units, plenty of worktop space, under worktop oven, gas hob with extractor over, part tiled walls and rear aspect window overlooking the garden. A doorway from the kitchen leads to an inner lobby with a built in cupboard and a door to the bathroom which has a panel enclosed bath pedestal basin and low level WC. There is also a door from the inner lobby to the rear stairwell giving access to the garden. The property has double glazing and gas central heating.

### **EXTERNALLY**

Private rear garden, communal front garden. On road parking at front of property.

### **LOCATION**

Floriston Court is located within a ten minutes walk to Northolt Road with a number of local shops, restaurants and amenities. Transport links are Northolt Park Station 0.4 miles away, Northolt Underground Station 0.7 miles away and South Harrow Underground Station 1 mile away. There are a number of schools within the surrounding area which include Petts Hill Primary School 0.3 miles away, Greenwood Primary School 0.4 miles away, Wood End Infant School 0.5 miles away, Wood End Academy 0.6 miles away and The Weldon Park Academy 0.7 miles away.

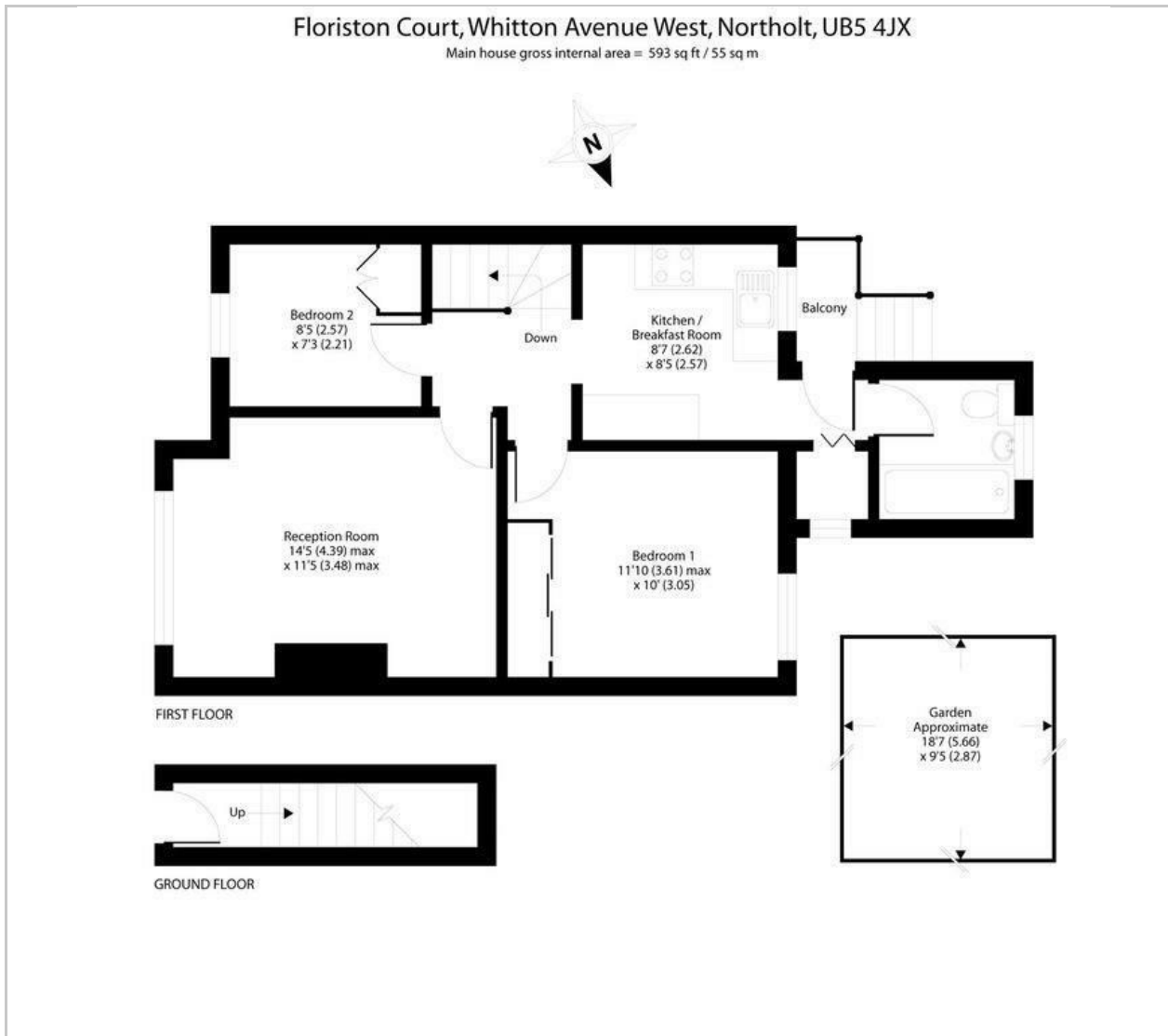
### **ADDITIONAL DETAILS**

Ealing Council Tax Band C - £1,731.86

Leasehold - Currently 32 years remaining but will be 130 years upon completion



## Floor Plan



## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	