



Byron Way, Northolt, UB5 6AZ

Asking Price £260,000





# Byron Way, Northolt, UB5 6AZ

A spacious two-bedroom fourth-floor flat (661 sq ft) ideally positioned in a popular residential pocket of Northolt. Served by a lift to all floors and benefitting from an impressive 944-year lease, this property offers excellent long-term security for both first-time buyers and investors.

Internally, the flat features a bright 17ft lounge/diner with far-reaching views, a separate fitted kitchen, a generous master bedroom and a well-proportioned second bedroom. The layout is complemented by a central hallway with multiple storage cupboards, a family bathroom, and a useful utility room, offering more space than typically found in similar flats.

Externally, the property includes an allocated parking space and sits within easy reach of local amenities. Northolt Leisure Centre, supermarkets, cafés and bus links are all nearby, while Northolt Station is just a short drive away. Well-regarded schools such as Alec Reed Academy and Northolt High School are also within easy reach.

With its strong leasehold term, good proportions and convenient setting, this flat presents a great opportunity for buyers seeking value and space in UB5.

- Leasehold
- Two Bedroom Flat
- Reception Room
- Kitchen
- Family Bathroom
- Utility Cupboard
- Storage Cupboards
- Allocated Parking Space
- A Lift To All Floors
- Lease Years Remaining 944

**Council Tax Band: B**

**Leasehold**







## INTERNALLY

This large (661sqft) two-bedroom fourth floor flat with lift features a spacious lounge/diner area, separate kitchen and a generous master bedroom alongside a second well sized bedroom. The layout also includes a central hallway with storage, a family bathroom and a utility room.

## EXTERNALLY

Allocated parking spaced.

## LOCATION

Nearby you'll find Northolt Leisure Centre, local shops, cafés and supermarkets, plus good transport links via bus links and Northolt Station which is a 5 minute drive away. Schools such as Alec Reed Academy and Northolt High School are also local.

## ADDITIONAL INFORMATION

Leasehold  
 Remaining lease 944 years  
 Service Charge £2,072.00  
 Ground Rent £75 per annum  
 Council Tax Band B £1,587 per annum  
 (All above as advised)



Floor Plan



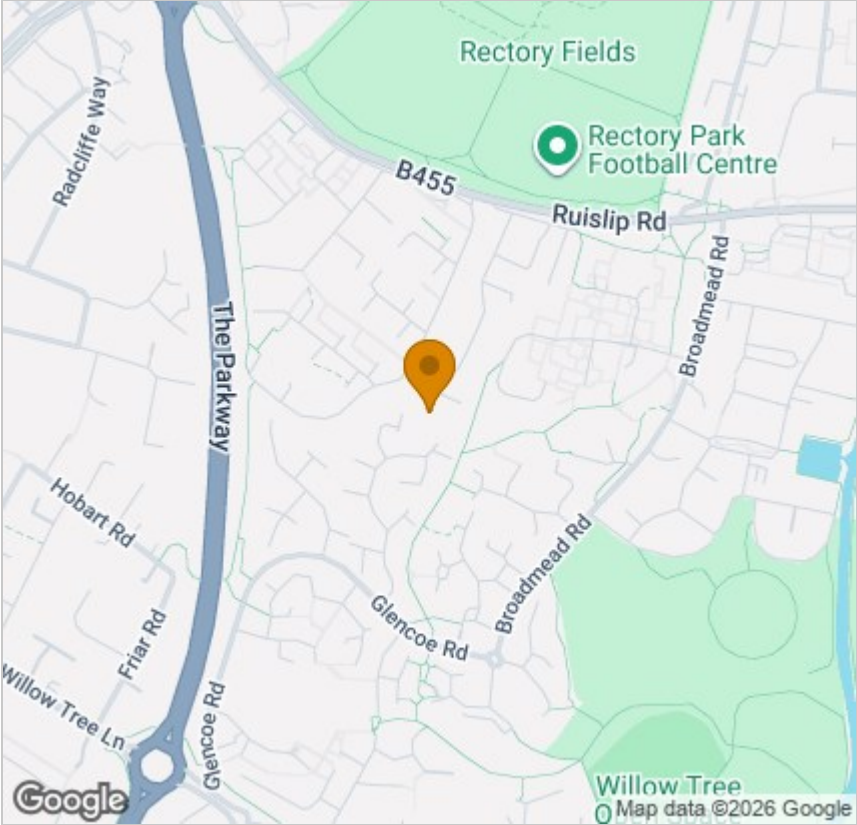
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

