

# Rabournmead Drive

Northolt • • UB5 6YL  
Asking Price: £275,000



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est 1986

# Rabournmead Drive

Northolt • • UB5 6YL

CHAIN FREE - A delightful second floor flat offering comfortable and versatile living space, ideal for first-time buyers, downsizers, or investors alike. This charming property boasts a well-designed layout covering approximately 537 sq. ft. (49.9 sq. m.), featuring two bedrooms, a spacious living room, a modern kitchen, and a family bathroom.

TWO BEDROOMS

APARTMENT

TWO ALLOCATED PARKING SPACES

LIVING ROOM

FAMILY BATHROOM

MODERN KITCHEN

CLOSE TO LOCAL AMENITIES

COMMUNAL GROUNDS

SECOND FLOOR

537 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## DESCRIPTION

Upon entering, you are welcomed by a central hallway that provides access to all areas of the home. The bright and airy living room, measuring 13'7" x 11'2" (4.13m x 3.41m), serves as the perfect space for relaxation or entertaining guests. The contemporary kitchen, equipped with ample storage and integrated appliances, is conveniently located adjacent to the living area. The property includes two bedrooms: a generous master bedroom measuring 11'2" x 9'10" (3.41m x 3.01m) and a second bedroom of 12'0" x 6'4" (3.65m x 1.93m), which could also function as a home office. The bathroom, fitted with a bathtub and modern fixtures, completes this lovely home.

## OUTSIDE

The property benefits from well maintained communal grounds. There is also two allocated parking spaces.

## SITUATION

Rabourmead Drive is a quiet cul de sac in close proximity to South Ruislip / Eastcote / Northolt High Streets offering a selection of shops, cafes and restaurants. The Metropolitan/Piccadilly and Central lines are located nearby providing access to Baker Street and the City. It is also conveniently located to the A40/M25 providing access into London and the Home Counties. Within the catchment of a number of highly regarded schools including Field End and Ruislip High School. Victoria Road Retail Park offering shops such as Homebase, Halfords, T K Max and many more is a short distance away.



### Schools:

Northolt 0.64 miles  
South Ruislip 0.82 miles  
Northolt Park 0.94 miles



### Train:

Northolt High School 0.21 miles  
Deanesfield Primary School 0.59 miles  
Willow Tree Primary School 0.26 miles



### Car:

M4, A40, M25, M40



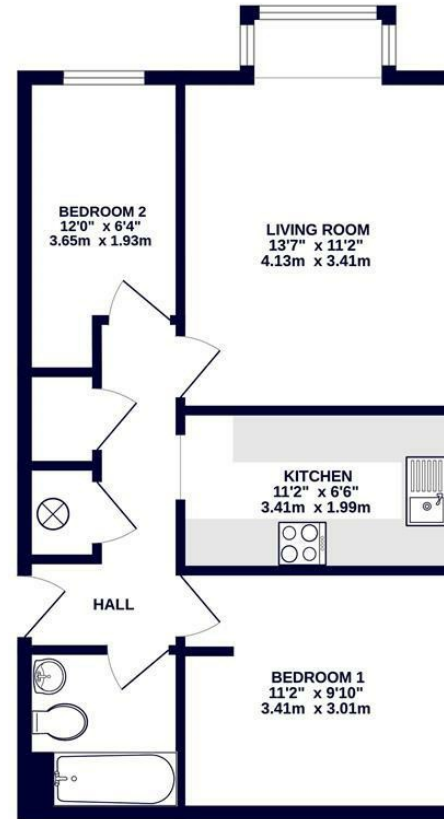
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
Low energy (A)		
Medium energy (B, C, D)		
High energy (E, F, G)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.