



8a Waterside Close Northolt, UB5 6DW

£250,000

Welcome to this charming first-floor maisonette located in the desirable area of Waterside Close, Northolt. This delightful property features one well-proportioned bedroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

As you enter, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The maisonette is thoughtfully designed with double glazing throughout, ensuring a warm and quiet environment, while the central heating adds to the comfort during the cooler months.

The property also includes a well-appointed bathroom, catering to all your essential needs. With its convenient location, you will benefit from easy access to local amenities, transport links, and green spaces, making it a wonderful place to call home.

This maisonette presents an excellent opportunity for those looking to enjoy a blend of comfort and convenience in Northolt. Don't miss the chance to make this lovely property your own.

8a Waterside Close, Northolt, UB5 6DW

Double glazed front door, stairs to first floor

Landing

Power points, central heating, boiler room with storage, doors to

Bedroom

14'6" x 8'11" (4.43 x 2.74)

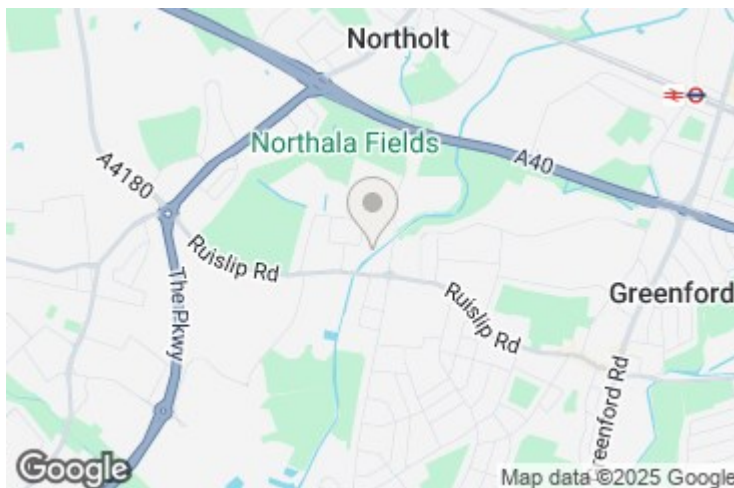
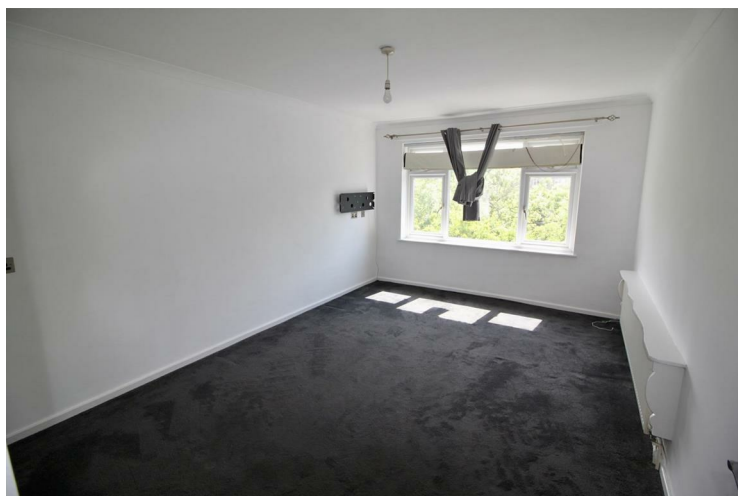


Chrome heated towel rail tiled flooring, half tiled walls, low level WC, vanity unit wash hand basin with mixer taps, double shower with mixer taps, double glazed window

Double glaze window, power points, central heating

Reception

14'6" x 10'7" (4.43 x 3.23)



Double glazed window, power points, central heating

Kitchen

12'0" x 7'3" (3.67 x 2.23)

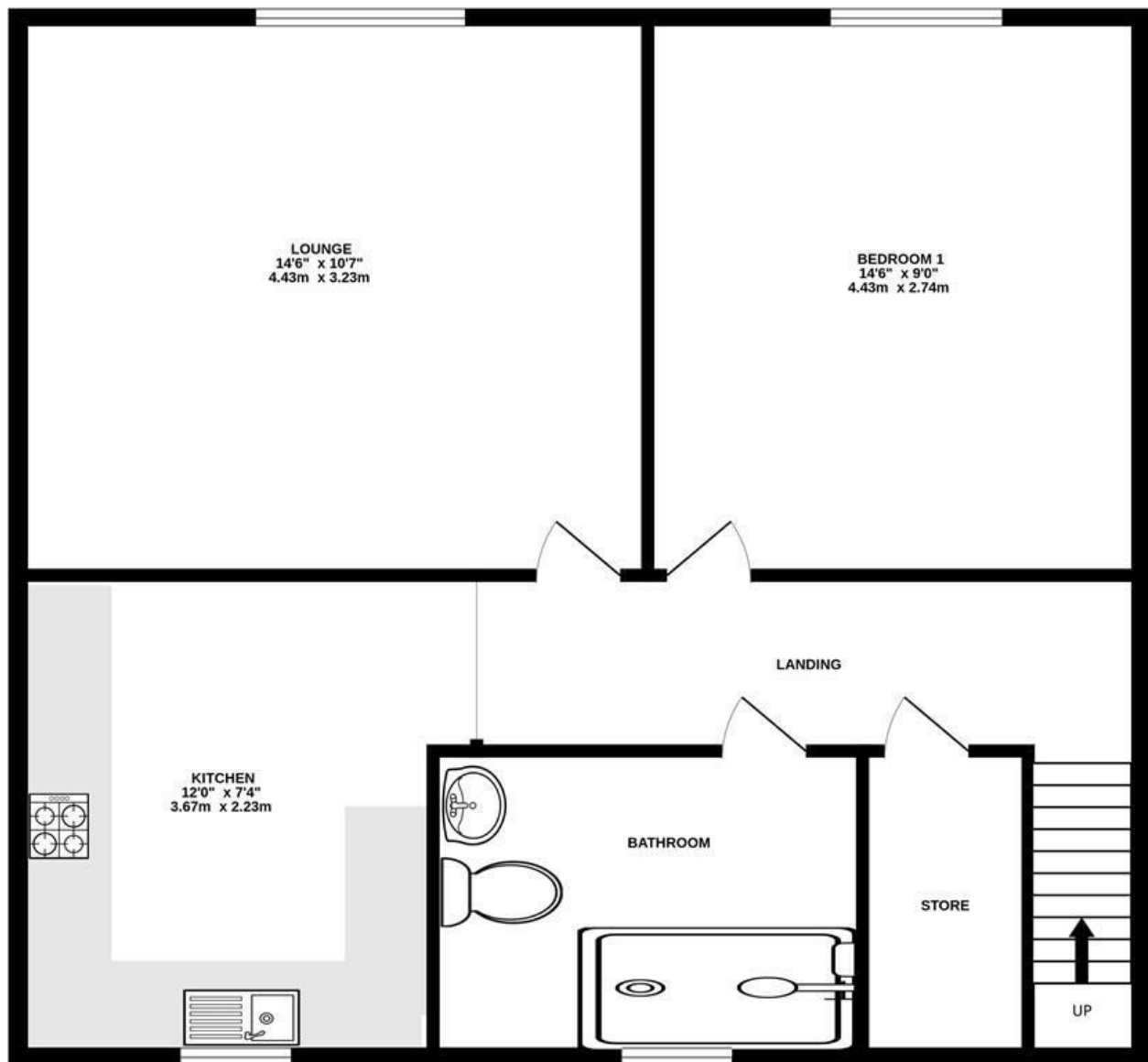


Eye and base level storage units, integrated four ring gas hob with extractor fan and double oven, single drainer sink unit with mixer taps, double glazed window, power points

Bathroom

GROUND FLOOR

531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 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	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	