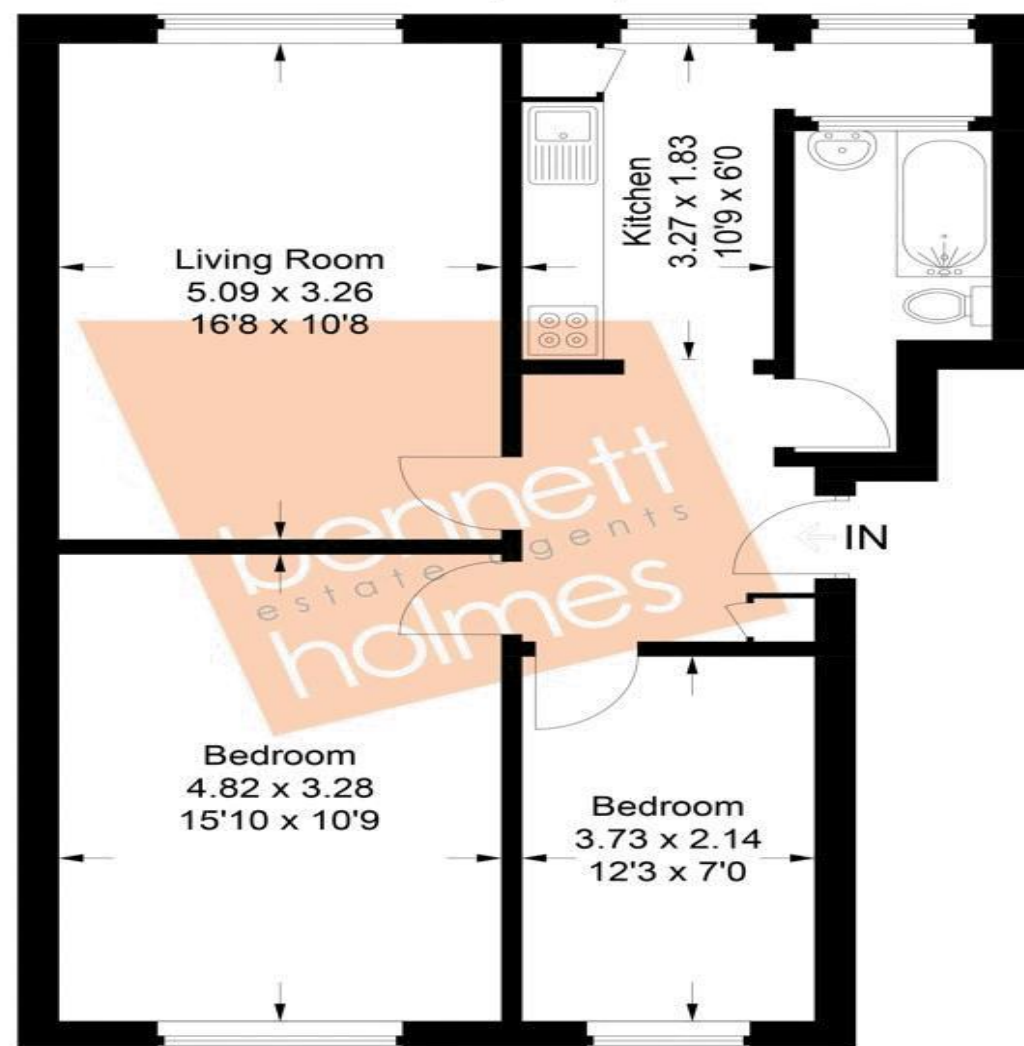


Byron Way, UB5 6AZ

Approximate Gross Internal Area
60.6 sq m / 652 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

London Borough of Ealing
Leasehold - 944 years remaining
999 years from 25 December 1970
Service charge- £173.00 PCM which includes buildings insurance
Ground rent- £75 PA
Council tax band- B- £1587
EPC- C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

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.

Byron Way Northolt UB5 6AZ

Price Guide: £240,000



Bennett Holmes are pleased to offer this two double bedroom, fourth floor (top floor) flat situated in a residential location off Ruislip Road in Northolt. The property is within easy reach of the A40, in and out of London and the Hayes Bypass providing easy access to Heathrow Airport. Local shops, bus links and schools are also nearby. There are over 940 years remaining on the lease. Other benefits include a lift in the block, an allocated parking space, communal gardens, double glazing and gas central heating. There is also the advantage of no upper chain.



- TWO DOUBLE BEDROOMS
- FOURTH FLOOR FLAT (TOP FLOOR)
- PURPOSE BUILT BLOCK
- LIFT IN THE BLOCK
- OVER 900 YEARS REMAINING ON THE LEASE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- NO UPPER CHAIN

**Byron Way
Northolt
UB5 6AZ**

Price Guide: £240,000



Accommodation

The accommodation briefly comprises a secure entryphone operated communal entrance with stairs to all floors. This flat is located on the fourth floor which is the top floor. There is a lift in the block. The front door opens to the entrance hall with doors to two double bedrooms, the living room, kitchen and the bathroom. The kitchen comprises wall and base level units, a gas cooker point, sink and drainer, plumbing for a washing machine and space for a fridge/ freezer. Outside the property is an allocated parking space and communal gardens.

Leasehold - 944 years remaining
999 years from 25 December 1970
Service charge- £173.00 PCM which includes buildings insurance
Ground rent- £75 PA
Council tax band- B- £1587

