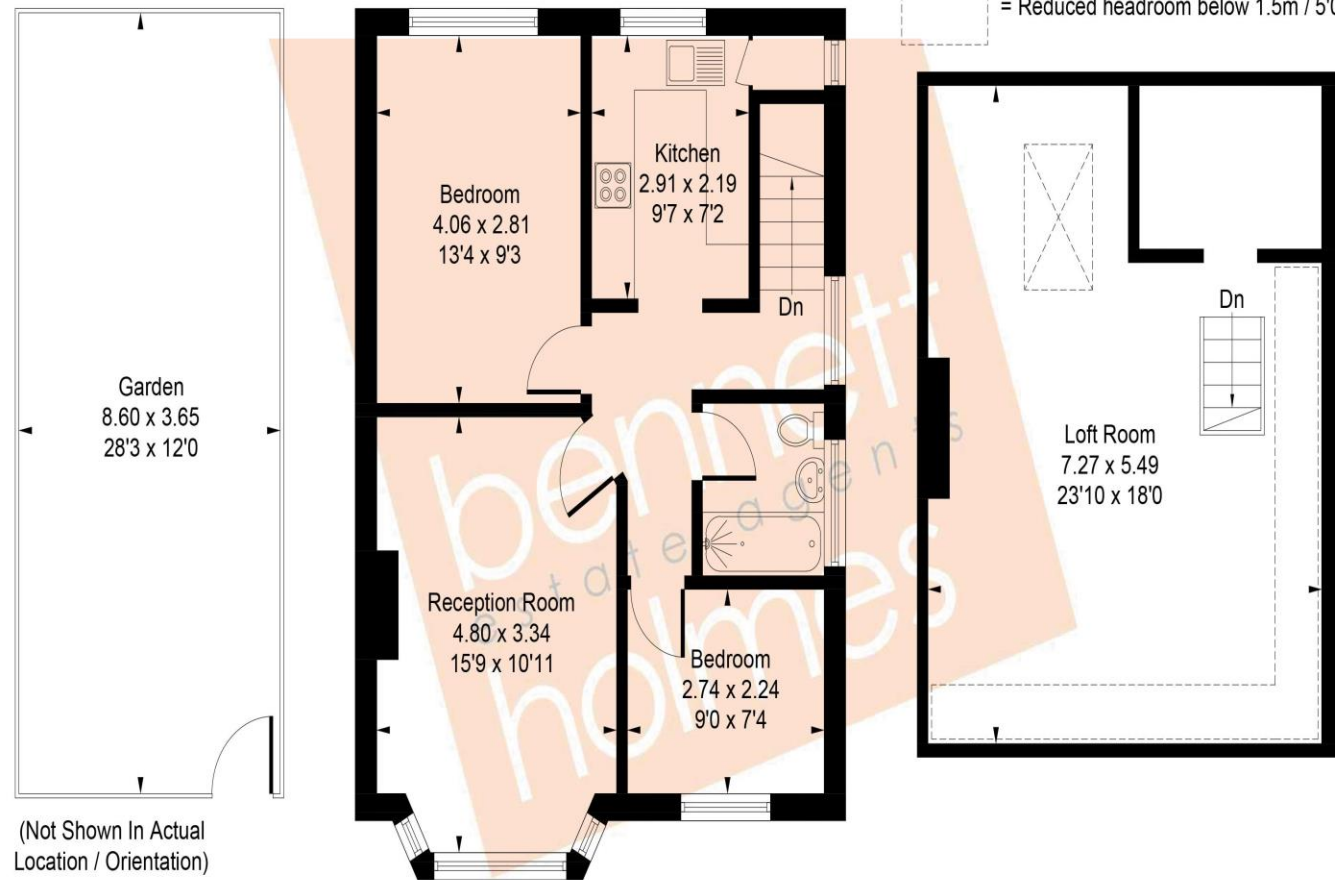


### Eastcote Lane

Approximate Gross Internal Area  
First Floor = 53.68 sq m / 578 sq ft  
Loft = 39.87 sq m / 429 sq ft  
Total = 93.55 sq m / 1007 sq ft



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

**Ground Floor**

**First Floor**

**Loft**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Share of freehold  
182 years remaining on the lease  
No service charge  
Ground rent - Peppercorn  
London Borough of Ealing  
Council tax band C - £1814  
EPC- C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

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[northolt@bennetholmes.com](mailto: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.

### Eastcote Lane Northolt UB5 5RJ

Price Guide: £360,000



Bennett Holmes are pleased to offer this very well presented, two bedroom first floor maisonette situated on a residential location in Northolt. The property is within 0.4 miles of Northolt's main shopping and transport facilities including the Central line tube station. Also nearby are local schools and the A40. Other benefits include share of freehold, no service charge, own rear garden, modern kitchen and bathroom, gas central heating, double glazed windows and the added benefit of a boarded loft room.



- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- WELL PRESENTED THROUGHOUT
- SHARE OF FREEHOLD
- BOARDED LOFT ROOM
- OWN REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- UNDERFLOOR HEATING IN KITCHEN AND BATHROOM

**Eastcote Lane  
Northolt  
UB5 5RJ**

**Price Guide: £360,000**



### Accommodation

The accommodation briefly comprises own front door opening to stairs leading to the first floor landing with doors to all rooms. Two bedrooms, the reception room, the kitchen, the bathroom and has access to the loft. The modern kitchen comprises wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine and space for a fridge/ freezer. There is underflooring heating in the kitchen and bathroom. On the landing there access to the loft via a pull down ladder. There is a fully boarded, carpeted loft room providing additional space.

Outside the property is a private section of own rear garden which is mainly laid to lawn with a decked area.

Share of freehold - 182 years remaining on the lease

No service charge, Ground rent - Peppercorn

