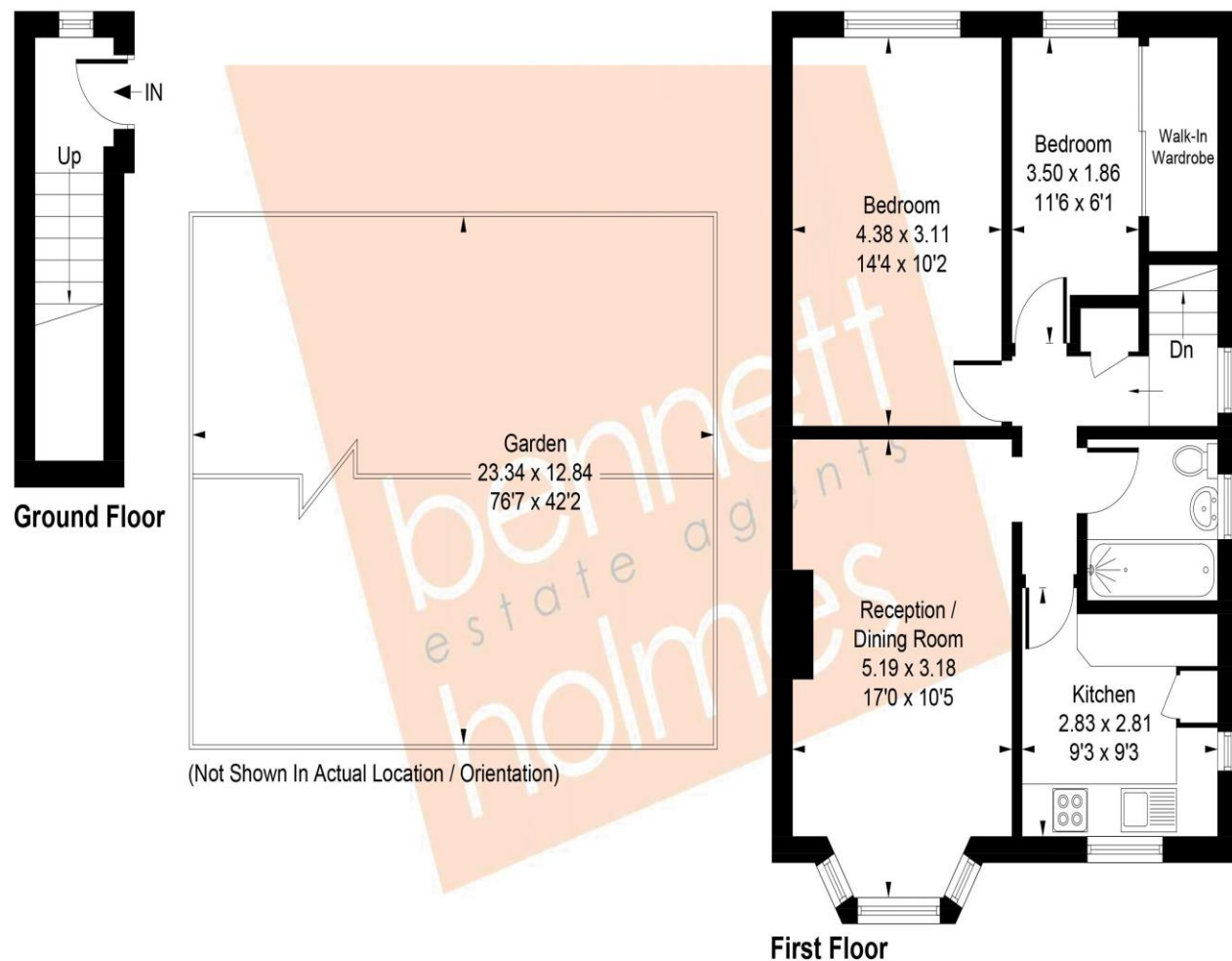


Petworth Close

Approximate Gross Internal Area
Ground Floor = 5.20 sq m / 56 sq ft
First Floor = 57.92 sq m / 623 sq ft
Total = 63.12 sq m / 679 sq ft



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 purchase.

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Leasehold - 101 years remaining
125 years from 24 June 2002
Service charge - Approx. £17 PCM
Buildings Insurance - Approx £750 PA
Ground rent - £100 PA
London Borough of Ealing - C - £1814
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.

Petworth Close Northolt UB5 4HX

Price Guide: £339,950



Bennett Holmes are pleased to offer this spacious two bedroom first floor maisonette in excellent condition throughout, offered chain free and ready to move in. The newly refurbished home includes a brand new contemporary kitchen and bathroom, new double-glazed windows and new flooring throughout, all finished in a neutral style. This practical refurbishment is complemented by a large private garden, generous loft space, and permit parking. The property also benefits from a low ground rent, over 100 years remaining on the lease. Located just a few minutes walk to Northolt Station, the home provides excellent access to transport links while remaining in a quiet, residential area. Perfect for first-time buyers looking for a practical, move-in ready property with no onward chain.



- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- BRAND NEWLY REFURBISHED THROUGHOUT
- OWN REAR GARDEN
- 101 YEARS REMAINING ON THE LEASE
- APPROX £17 PCM SERVICE CHARGE
- 0.3 MILES TO NORTHOLT CENTRAL LINE TUBE STATION
- BRAND NEW DOUBLE GLAZED WINDOWS

**Petworth Close
Northolt
UB5 4HX**

Price Guide: £339,950



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 brand new kitchen comprises wall and base level units, sink and drainer, a 4 ring gas hob and integrated electric oven, plumbing for a washing machine and space for a fridge/ freezer. The brand new bathroom comprises a white three piece suite; panel enclosed bath, WC and hand wash basin. With part tiled walls and laminate flooring.

Outside the property is a large rear private garden with two storage sheds. To the front of the property is permit parking.

The property has been fully renovated throughout including new double glazed windows. The boiler was installed in 2023.

