

ALLDAY
& MILLER



Union Road, Northolt, UB5 6UB
£380,000





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- Three Bedrooms
- Modern Interiors
- 113 Years Lease Remaining
- Close To Amenities
- Split Level Maisonette
- Private Rear Garden
- Ample Storage
- Residents Parking

Description

A stunning 3-bedroom split-level duplex maisonette that seamlessly blends modern living with comfort and style. This exceptional property is a perfect combination of spacious interiors, contemporary design, and a convenient location.

The ground floor of this accommodation has an entrance hallway which has bespoke storage cupboards, a large reception room with enough room for a dining area and a separate kitchen. To the first floor you have two double bedrooms, a smaller third bedroom and a bathroom suite with a separate toilet. The property has double glazed windows and provides plenty of natural light. With neutral modern interiors throughout this accommodation is perfect for somebody who wants to move straight in.

External

This property has the added bonus of a private garden with a sheltered seating area, great for entertaining guests and plenty of parking for residents only.

Situation

Union Road is situated on a quiet, residential Cul-De-Sac; with great transport links within walking distance (Northolt Underground station just under 1 mile). Close by you have a variety of shops, bars and restaurants. Families will be delighted with the choice of good local schools. Also the popular Northala Hills view point on your doorstep which consists of four artificial hills standing next to the A40 Western Avenue, as well as several fishing lakes, a large field area a children's play area and adjacent café.



Union Road, Northolt, UB5
 Approximate Area = 79.2 sq m / 853 sq ft
 Store = 0.5 sq m / 5 sq ft
 Total = 79.7 sq m / 858 sq ft
 For identification only - Not to scale

Ground Floor

Garden
6.19 x 4.89
20'4 x 16'1

Reception Room / Dining Area
5.97 min x 4.54
19'7 x 14'11
CH 7'8/2'34

Kitchen
2.60 max x 2.58 max
8'6 x 8'6

Up

Store

First Floor

Bedroom
3.59 max x 1.80 max
11'9 x 5'11
CH 7'8/2'34

Bedroom
4.79 x 2.66
15'9 x 8'9

Bedroom
3.88 max x 2.02 max
12'9 x 6'8

Bn

Bathroom

CH = Ceiling Height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	74	78	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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