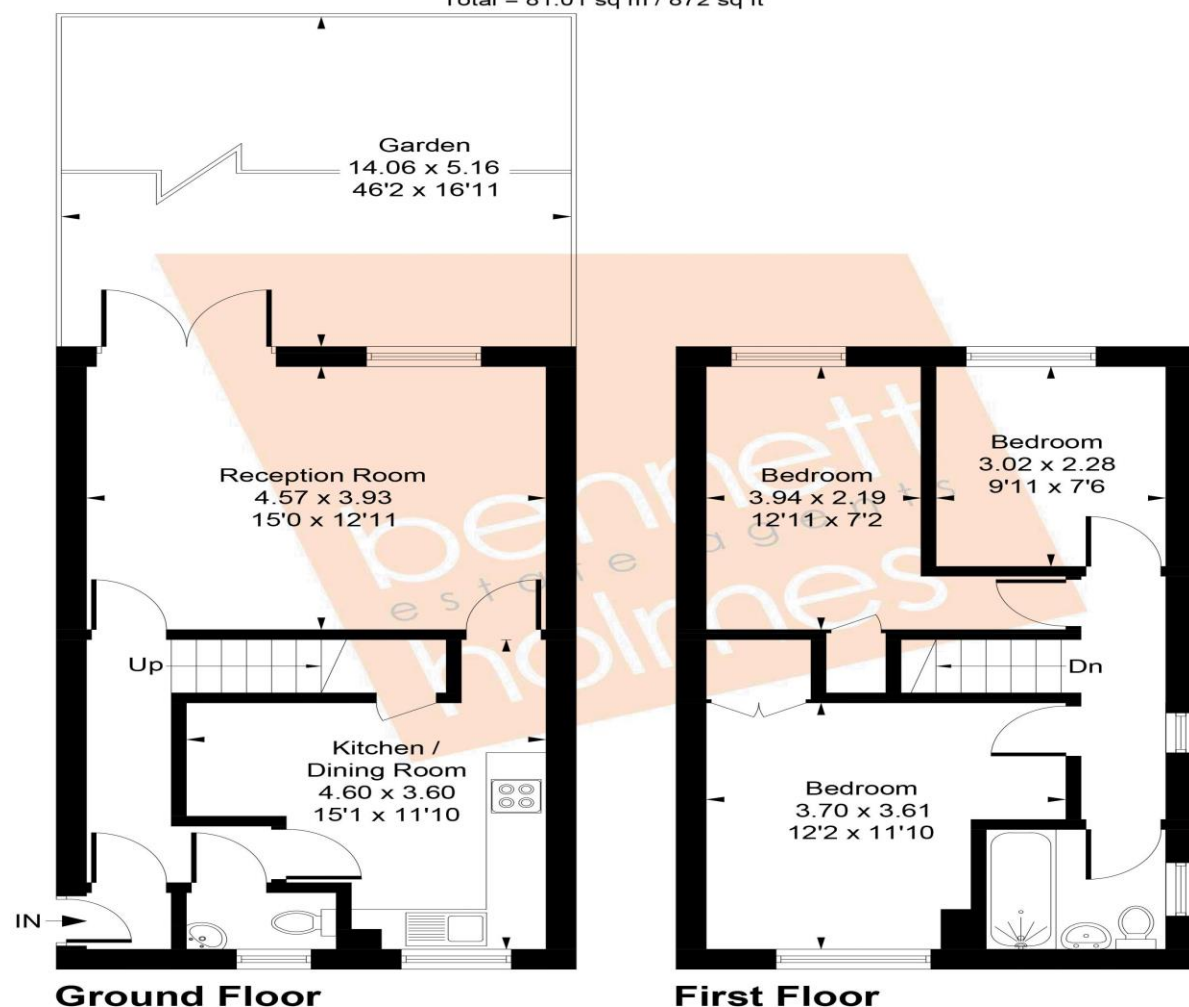


### Radcliffe Way

Approximate Gross Internal Area  
Ground Floor = 40.76 sq m / 439 sq ft  
First Floor = 40.25 sq m / 433 sq ft  
Total = 81.01 sq m / 872 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 purchaser.

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Leasehold - 114 years remaining on the lease  
125 years from and including 9 June 2014  
Service charge - £154 PCM including buildings insurance  
Ground rent - Peppercorn  
London Borough of Ealing  
Council tax band C  
Council tax £1,814 PA  
EPC- C

#### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[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.

### Radcliffe Way Northolt UB5 6HL

Price Guide: £335,000



Bennett Holmes are pleased to offer this split level, three bedroom ground floor and first floor maisonette situated in a residential location off Yeading Lane in Northolt. The property is within easy reach of local shopping facilities, bus links, schools, the A40 in and out of London and Hayes Bypass. Other benefits include 114 years remaining on the lease, gas central heating, double glazed windows, downstairs wc, own rear garden and no upper chain.





- THREE BEDROOMS
- SPLIT LEVEL MAISONETTE
- GROUND AND FIRST FLOOR
- DOWNSTAIRS WC
- GAS CENTRAL HEATED AND DOUBLE GLAZED WINDOWS
- 114 YEARS REMAINING ON THE LEASE
- OWN REAR GARDEN
- NO UPPER CHAIN

## Radcliffe Way Northolt UB5 6HL

**Price Guide:** £335,000



### Accommodation

The accommodation briefly comprises own front door opening to the entrance hall with doors to the downstairs WC, kitchen/ diner and the rear reception room. The rear reception room has a patio door to the rear garden. Stairs lead to the first floor landing with doors to two bedrooms and the family bathroom. There are two double bedrooms and one single bedroom.

Outside the property is own rear paved garden which measures approx. 46 ft. To the front of the property is communal parking.

Leasehold - 114 years remaining on the lease  
Service charge - £154 PCM including buildings insurance  
Ground rent - Peppercorn

