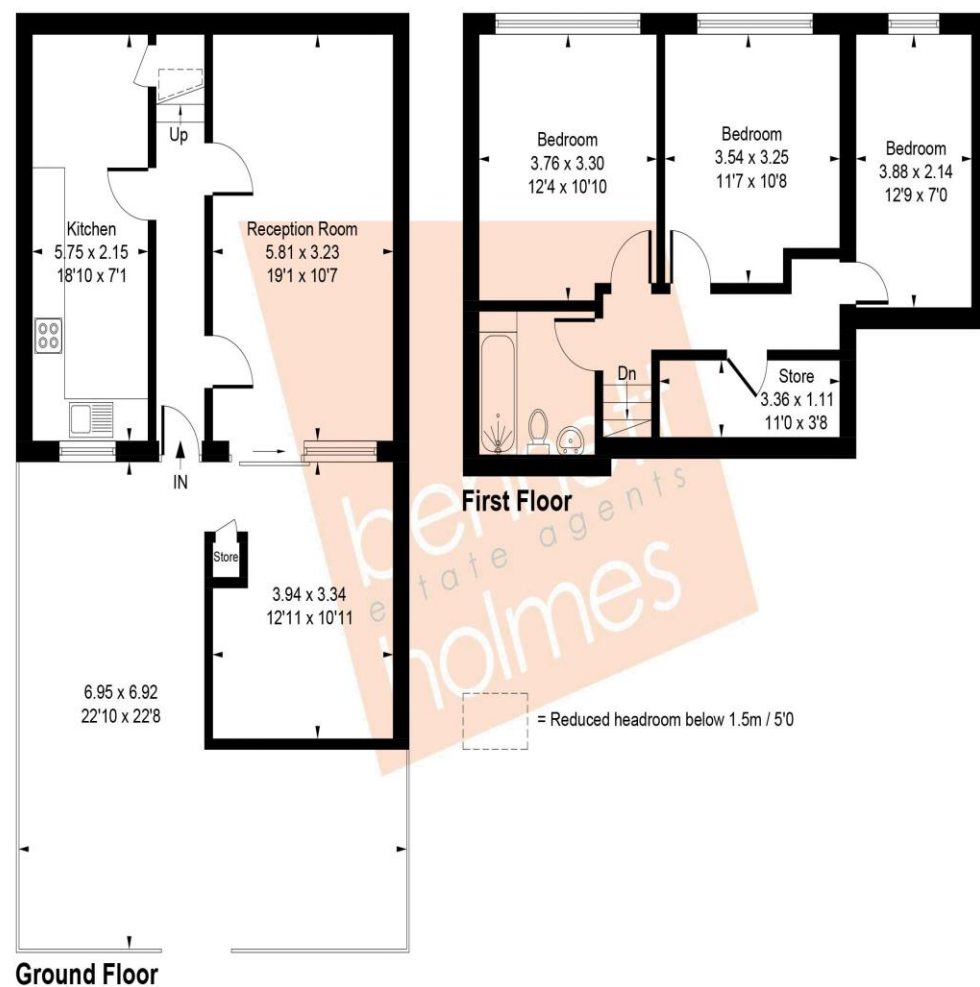


Mersey Walk

Approximate Gross Internal Area
Ground Floor = 39.30 sq m / 423 sq ft
First Floor = 48.61 sq m / 523 sq ft
Store = 0.25 sq m / 3 sq ft
Total = 88.16 sq m / 949 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

A new lease of 135 years upon completion
Service Charge- £129 PCM
Ground Rent- £10 PA
Borough of Ealing
Council Tax Band C- £1,900.92
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.

Mersey Walk Northolt UB5 6TH

Price Guide: £350,000



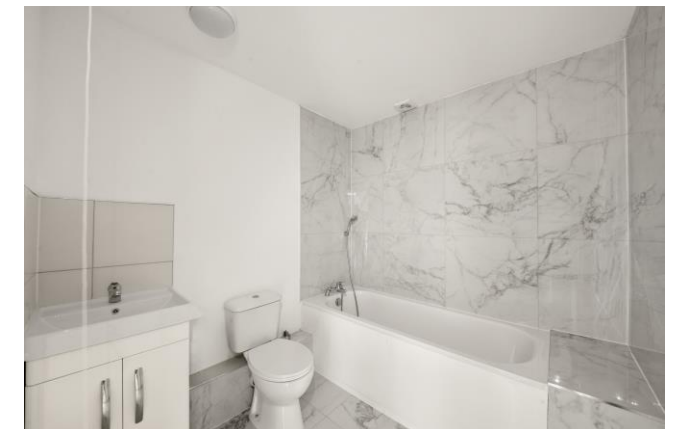
Bennett Holmes are pleased to offer this fully refurbished three bedroom split level maisonette situated in a residential location in Northolt. The property is split over the ground floor and the first floor and measures approx. 950 sq ft. The property is located within easy reach of local shops, bus links and the A40 in and out of London. Benefits include new modern kitchen and bathroom, new boiler, double glazing, own section of patio garden, a new lease of 135 years upon completion and no upper chain.



- THREE BEDROOMS
- SPLIT LEVEL MAISONETTE
- GROUND FLOOR AND FIRST FLOOR
- FULLY REFURBISHED THROUGHOUT
- NEW MODERN KITCHEN AND BATHROOM
- A NEW LEASE OF 135 YEARS UPON COMPLETION
- OWN PATIO GARDEN
- NO UPPER CHAIN

Mersey Walk Northolt UB5 6TH

Price Guide: £350,000



Accommodation

The accommodation briefly comprises own front door opening to the entrance hall with doors to the front aspect reception room and the kitchen/ diner. The brand new modern kitchen is fitted with wall and base level units, a sink and drainer, a four ring integrated gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine, space for a fridge/ freezer and a dining room table and chairs.

Stairs lead to the first floor landing with doors to three bedrooms, a large storage cupboard and the brand new bathroom. The modern bathroom comprises a white three piece suite; a panel enclosed bath, WC and hand wash basin. With part tiled walls.

The property has been freshly painted throughout and has laminate wooden flooring throughout. Outside the property is own patio front garden.

