

Rolfe East



Union Road, Northolt, UB5 6UF

Asking Price: £385,000

- Two bedroom Duplex Apartment
- Private garden
- Large kitchen/diner
- Must be viewed

- Ground & First Floor
- Chain free sale
- Spacious lounge
- Own private entrance

Rolfe East

Nestled on Union Road in Northolt, this charming two double bedroom duplex apartment presents an excellent opportunity for those seeking a comfortable and inviting home. The property also boasts a delightful private front and rear garden, perfect for enjoying the outdoors or entertaining guests.

Upon entering, you will find a welcoming hallway and a large separate kitchen and dining room. There is also a spacious reception room that leads directly out to a private garden which provides ample outdoor space for alfresco meals and gatherings. Upstairs, there is a landing leading to two spacious bedrooms (that are currently arranged as three bedrooms) and a family bathroom.

The property is offered as a chain-free sale, making it an ideal choice for first-time buyers or those looking to downsize without the hassle of lengthy waiting periods. Additionally, the low service charges make this property an attractive option for those mindful of ongoing costs. This duplex apartment truly must be viewed to appreciate its full potential and the lifestyle it offers. Don't miss the chance to make this lovely home your own.

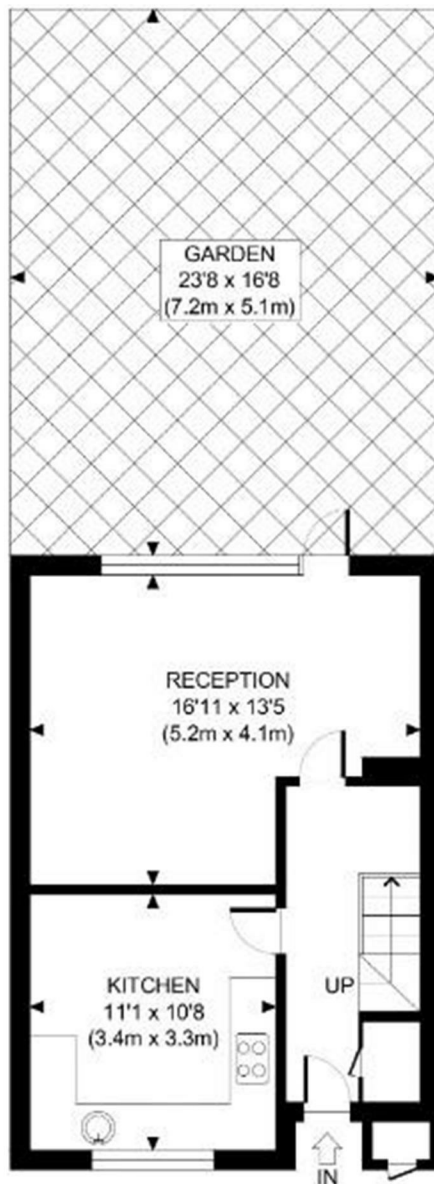
Superbly located, the property is convenient for local shops, supermarkets, cafes, and restaurants all within easy reach. Families will appreciate nearby schools and recreational spaces including the popular Northala Hills, while commuters benefit from Northolt Underground Station being under a mile away, giving fast Central Line access in to Central London.



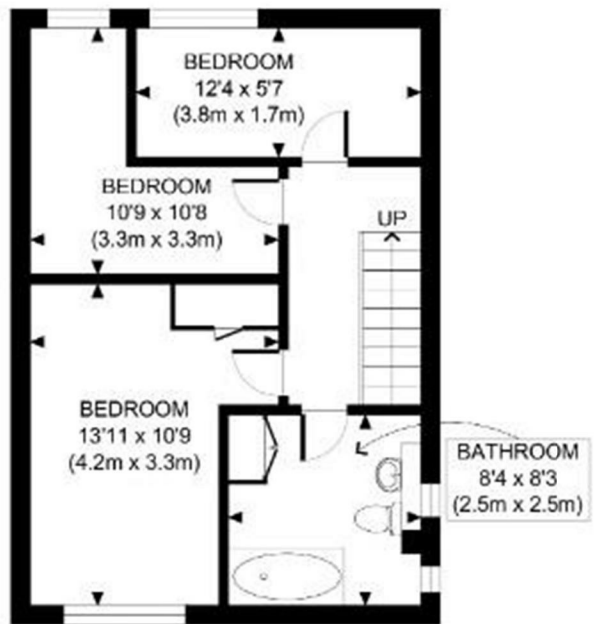
Council Tax Band: D D





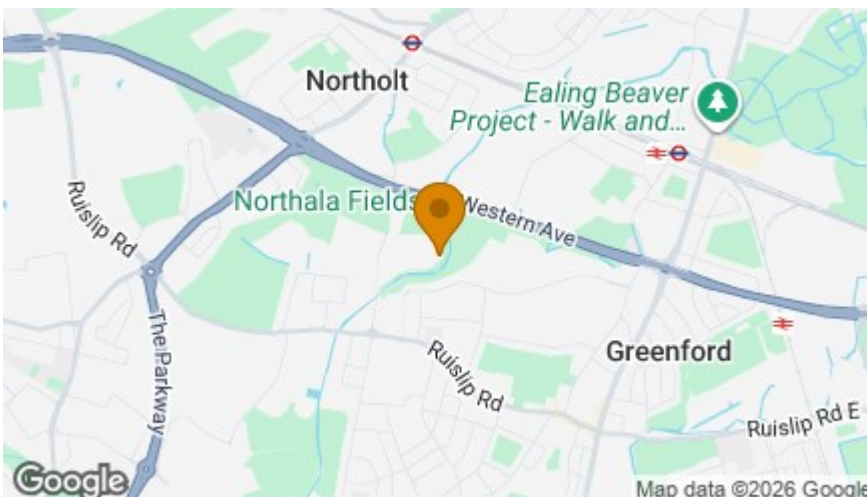


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 408 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 423 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 831 SQ FT/ 77 SQM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC