









Rutland House, The Farmlands, Northolt, UB5 5EY £330,000

- Chain Free
- Prime Location
- Garage Included
- Double Glazed Windows
- Fitted Bathroom

- Two Double Bedrooms
- 900+ Years Lease
- Northolt Station Nearby
- Gas Central Heating
- Security Phone Entrance

### **Description**

This well presented property on offer comprises of a welcoming entrance, two double bedrooms, a modern family bathroom, a bright and spacious reception room, a sleek fitted kitchen and dining area.

The development benefits from security entry phone system, well maintained communal gardens and residents parking.

#### **Situation**

Rutland House, The Farmlands within easy reach of Northolt Train Station and provides brilliant access into London via the Central Line and the surrounding areas. Highly regarded schools nearby including Greenwood Primary school and Northolt High school. Oldfield Circus shops are a 3 minute drive away from the property and offer local convenience stores and food outlets. The A40/M40 road links are close by making commuting towards Central London, Ealing and Uxbridge easily accessible.



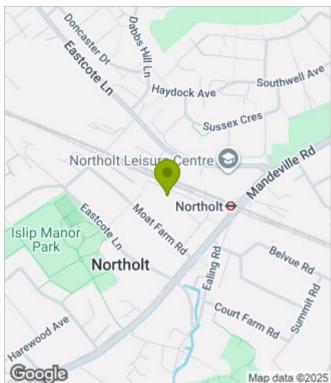




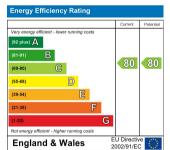
# Floor Plans

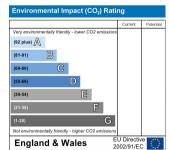
# Rutland House, The Farmlands, Northolt, UB5 Approximate Area = 640 sq ft / 59.5 sq m For identification only - Not to scale = Ceiling Height Kitchen / Dining Room Reception Room 3.71 x 2.15 5.49 max x 3.24 max 12'2 x 7'1 18'0 x 10'8 (CH 8'2/2.49) Bedroom 3.61 max x 2.42 max 11'10 x 7'11 Bedroom 3.65 x 3.22 12'0 x 10'7 **First Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller. estate agents

# Area Map



## **Energy Performance Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.