



**Petts Hill, Northolt - UB5 4NL**

Guide Price **£345,000** | Leasehold



**LAWRENCE RAND**



## Key Features & Description

- Two Bedrooms
- First Floor
- Garden
- Chain Free
- Long lease

Situated in the ever-popular Petts Hill area of Northolt, this two-bedroom first floor maisonette offers spacious and comfortable living accommodation ideal for first-time buyers, downsizers, or investors alike. The property comprises a bright reception room, a fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. Further benefits include a private entrance, double glazing, gas central heating, and excellent storage space throughout.

Conveniently positioned close to local shops, schools, parks, and excellent transport connections including Northolt Underground Station, with easy access to the A40 providing swift routes into Central London. This attractive home combines practicality with a desirable location, making it a fantastic opportunity for a range of buyers.

**Presented with care by Lawrence Rand – helping you find the place you'll love to call home.**





### **Nearest Stations**

Northolt Station – approx 0.5 miles

Northolt Park Station – approx 0.3 miles

South Harrow Station – approx 0.8 miles

### **Verified Material Information:**

Council Tax band: C

EPC Energy Efficiency Rating: D

Lease Remaining 934

### **Suppliers**

Electricity supply: Mains,

Water supply: Mains water,

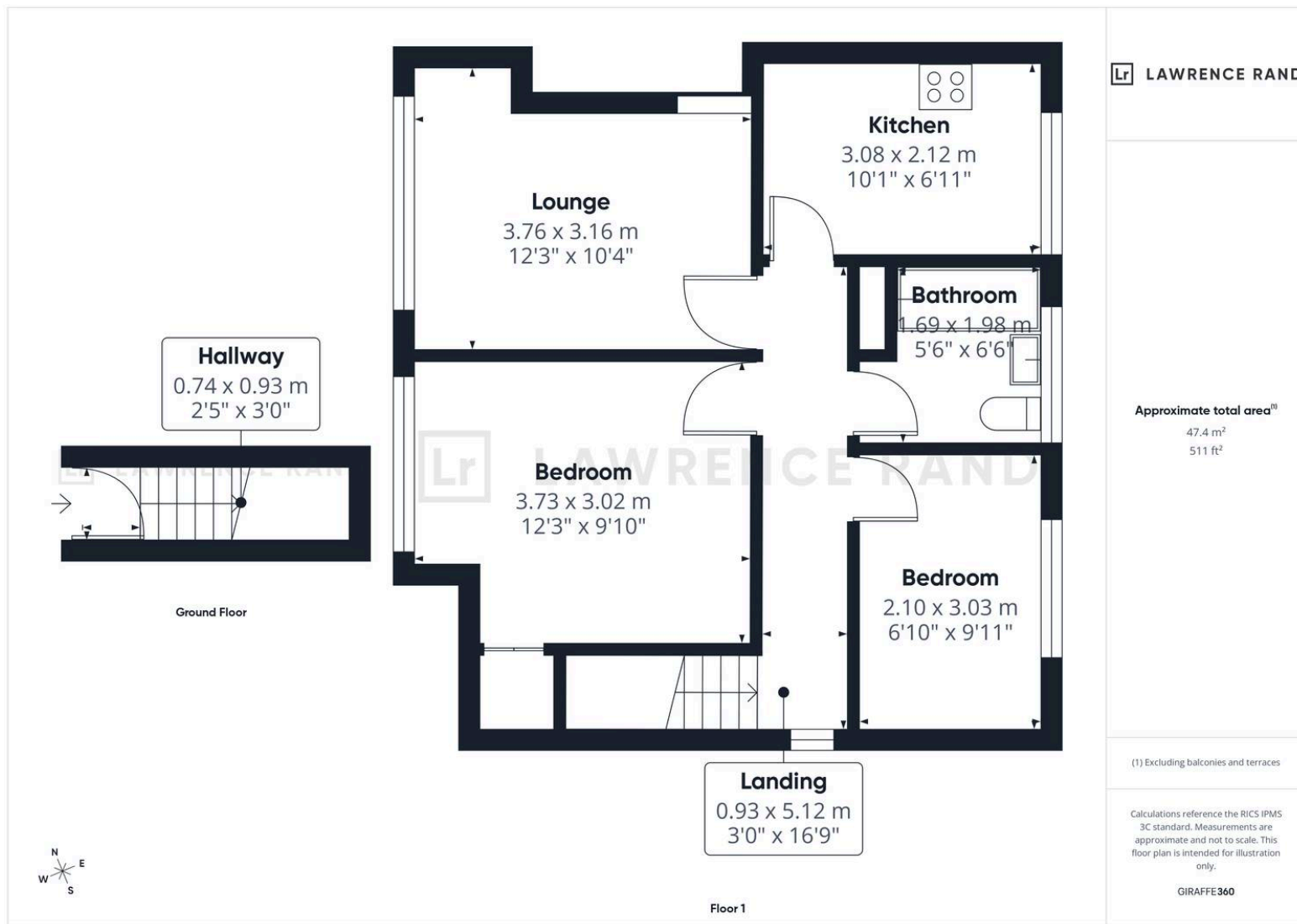
Sewerage: Mains

Heating: Gas central heating

### **Broadband: FTTP (Fibre to the Premises)**

Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellent





# Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.