



Byron Way, Northolt, UB5 6AZ

In Excess of £325,000 | Leasehold



LAWRENCE RAND



Key Features & Description:

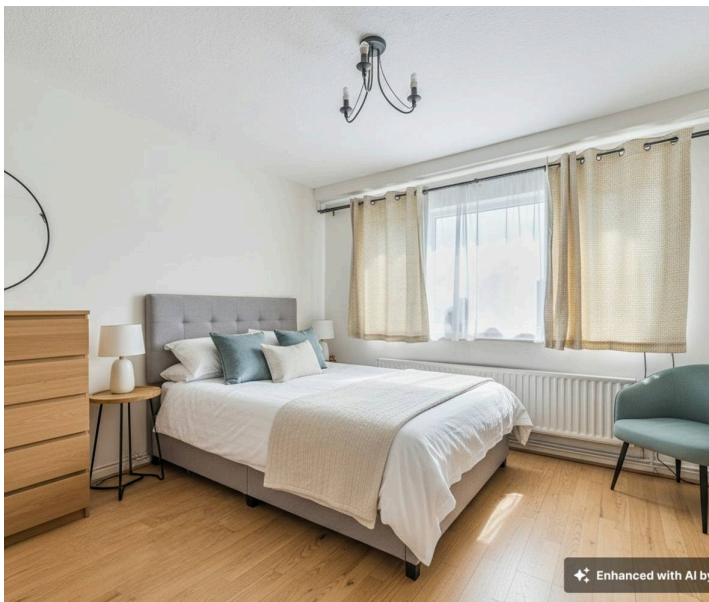
- Three bedrooms
- Second floor
- Family bathroom
- On street Parking
- Utility room
- Close to local amenities

A perfect opportunity for first-time buyers or investors, this spacious three-bedroom apartment comes with a remarkable 944-year lease and no onward chain, offering both peace of mind and great value.

Located on the second floor, the property combines comfort with modern living. A generous entrance hall welcomes you, complete with two useful storage cupboards. The well-appointed fitted kitchen provides ample workspace and storage, while the bright and airy reception room is bathed in natural light, creating a warm and inviting atmosphere.

The apartment features three well-proportioned bedrooms, each offering a comfortable and private retreat. A family bathroom and a separate utility room complete the accommodation.

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Nearest Stations:

Southall – approx 1.7–1.8 miles

Greenford – approx 1.8–1.9 miles

South Greenford – approx 2.0–2.1 miles

Verified Material Information:

Energy Performance rating: B

Council tax band: B, Local Authority: London Borough of Ealing

Length of lease: 944 years

Service charge £1790 including Buildings insurance

Ground rent £50 Per annum

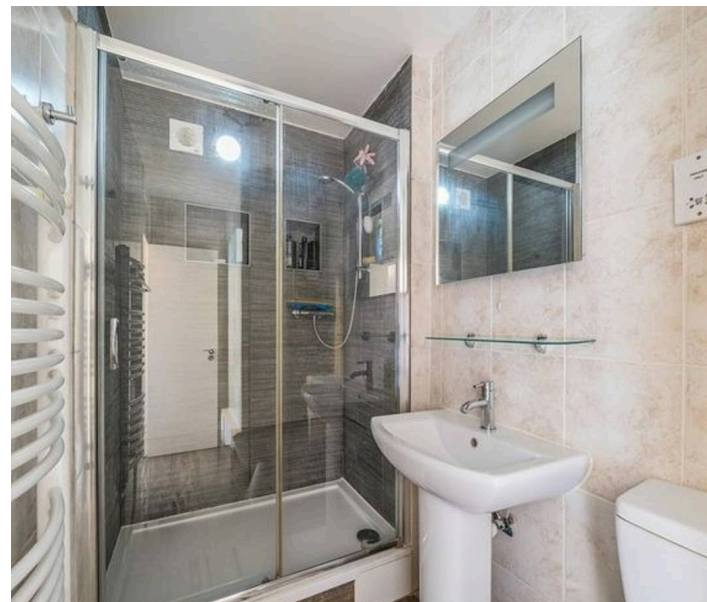
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

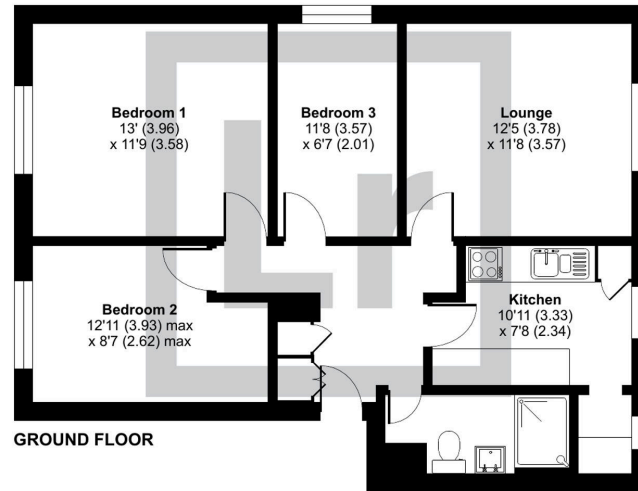




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Approximate Area = 731 sq ft / 68 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1336579

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