



**A BEAUTIFULLY PRESENTED GROUND FLOOR THREE BEDROOM APARTMENT IN  
IMMACULATE CONDITION**

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Pelican Court, Northwood, HA6 2SB



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**GROUND FLOOR • THREE BEDROOMS • TWO BATHROOMS • LIVING/DINING ROOM • MODERN KITCHEN • UTILITY ROOM • GUEST W/C • PRIVATE TERRACE • TWO ALLOCATED GATED PARKING SPACES • CHAIN FREE**

### Description

This immaculate three-bedroom ground floor apartment offers stylish and contemporary interiors throughout of just under 1,400 sqft of spacious accommodation.

The property features a bright and spacious living/dining room, enhanced by elegant French doors that open directly onto a private patio area, providing seamless access to beautifully maintained communal gardens.

The apartment boasts a modern, fully fitted kitchen complete with integrated appliances, as well as a separate utility room for added convenience.

There are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite bathroom. A sleek family shower room and an additional guest w/c complete the accommodation.





Further benefits include two allocated gated parking spaces, direct access to outdoor space, and superbly presented communal gardens, making this an ideal home for those seeking comfort, style, and practicality in a desirable setting.

### **Location**

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### **Additional Information**

Tenure: Share of Freehold

Lease Length: 999 years from 1st April 2020

Service Charge: £4,000 p/a

Local Authority: London Borough of Hillingdon

Council Tax Band: G

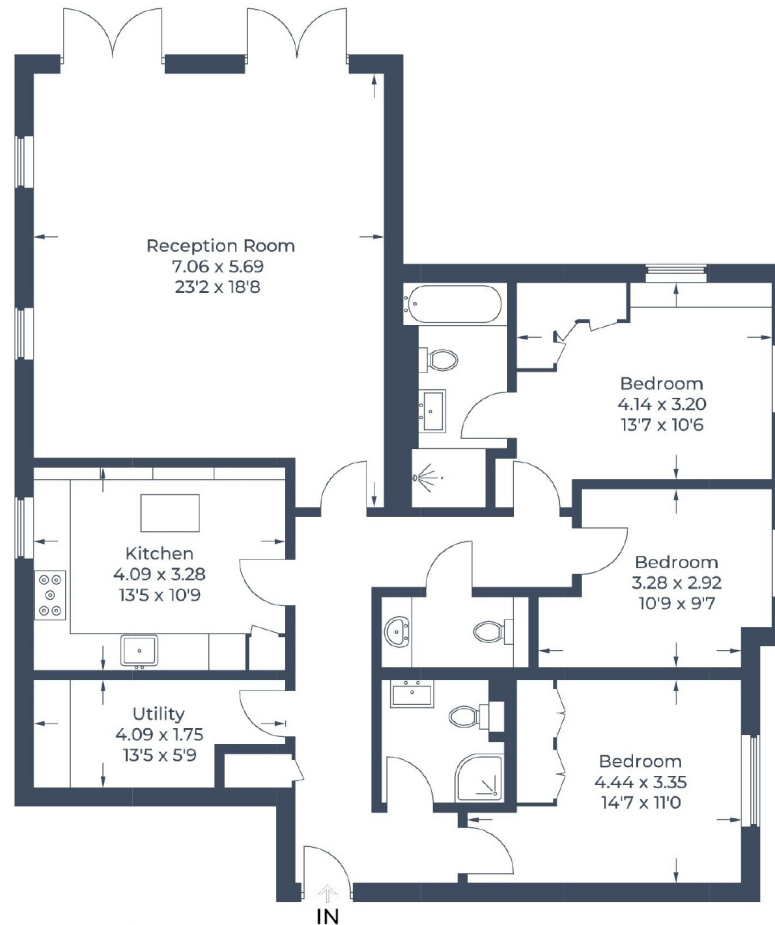
Energy Efficiency Rating: B

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 835355.





Approximate Gross Internal Area = 128.3 sq m / 1,381 sq ft



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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