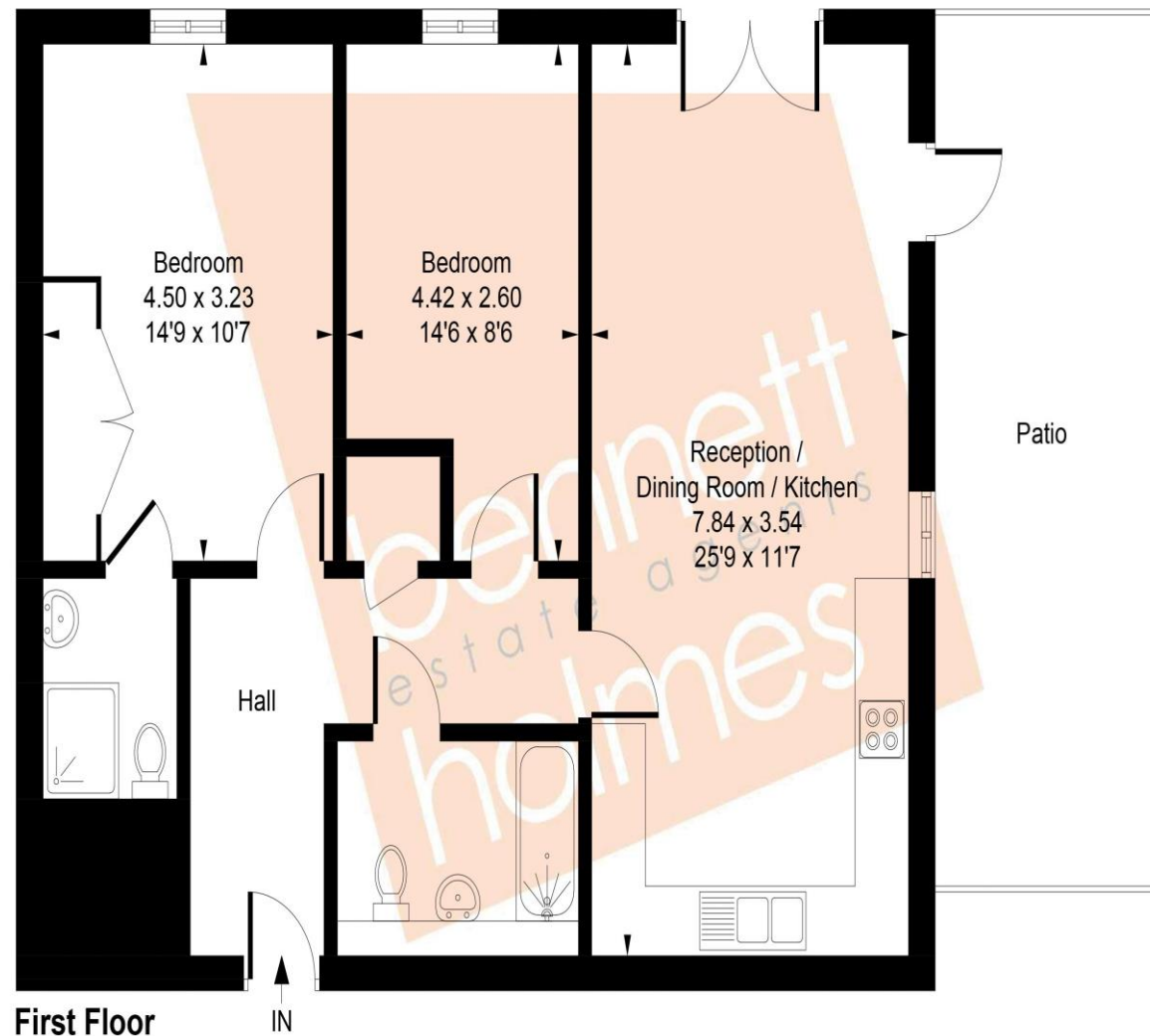


## Harborough House, Taywood Road

Approximate Gross Internal Area  
74.58 sq m / 803 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Leasehold - 108 years remaining  
125 years from 1 January 2008  
Service charge- £313 PCM  
Ground rent- £250 PA  
Borough of Ealing  
Council tax band D - £2,041  
EPC- C

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Harborough House, Taywood Road Northolt UB5 6GW

Price Guide: £315,000



Bennett Holmes are pleased to offer this modern, two double bedroom purpose built flat located on the 1st floor of Harborhouse House, which has its own patio garden. The property is situated in the ever popular Grand Union Village which has its own shops, restaurant, medical centre and playgroup. There is also the marina and canal offering lovely views and walks. The property is convenient for commuters requiring the A40 in and out of London. Other benefits include 108 years remaining on the lease, master bedroom with en suite shower room, an open plan kitchen/ reception room with a Juliette balcony offering Canal views and patio doors to own outside patio garden. There is gas central heating, double glazed windows, gated underground parking and no upper chain.



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- PURPOSE BUILT FLAT
- 1ST FLOOR WITH LIFT ACCESS
- MODERN CONDITION THROUGHOUT
- OWN PATIO GARDEN
- JULIETTE BALCONY WITH CANAL VIEWS
- NO UPPER CHAIN

**Harborough House, Taywood  
Road  
Northolt  
UB5 6GW**

**Price Guide: £315,000**



### Accommodation

The accommodation briefly comprises an entry phone operated communal entrance with stairs and two lifts to all floors. The apartment is located on the 1st floor. The property has own front door opening to the entrance hall with doors to two double bedrooms, a storage cupboard, bathroom and the open plan kitchen/ reception room. The master bedroom has a fitted wardrobe and a door to the en suite shower room. The modern kitchen is fitted with wall and base level units, sink and drainer, a 4 ring gas hob with an overhead extractor hood and electric oven. There is an integrated fridge/ freezer, plumbing for a washing machine and space for a tumble dryer. From the reception room there is a Juliette balcony offering Canal views and there are patio doors to own patio garden. Outside the property is a Canal offering lovely views and walks. There is an underground, gated car park with permit parking.

