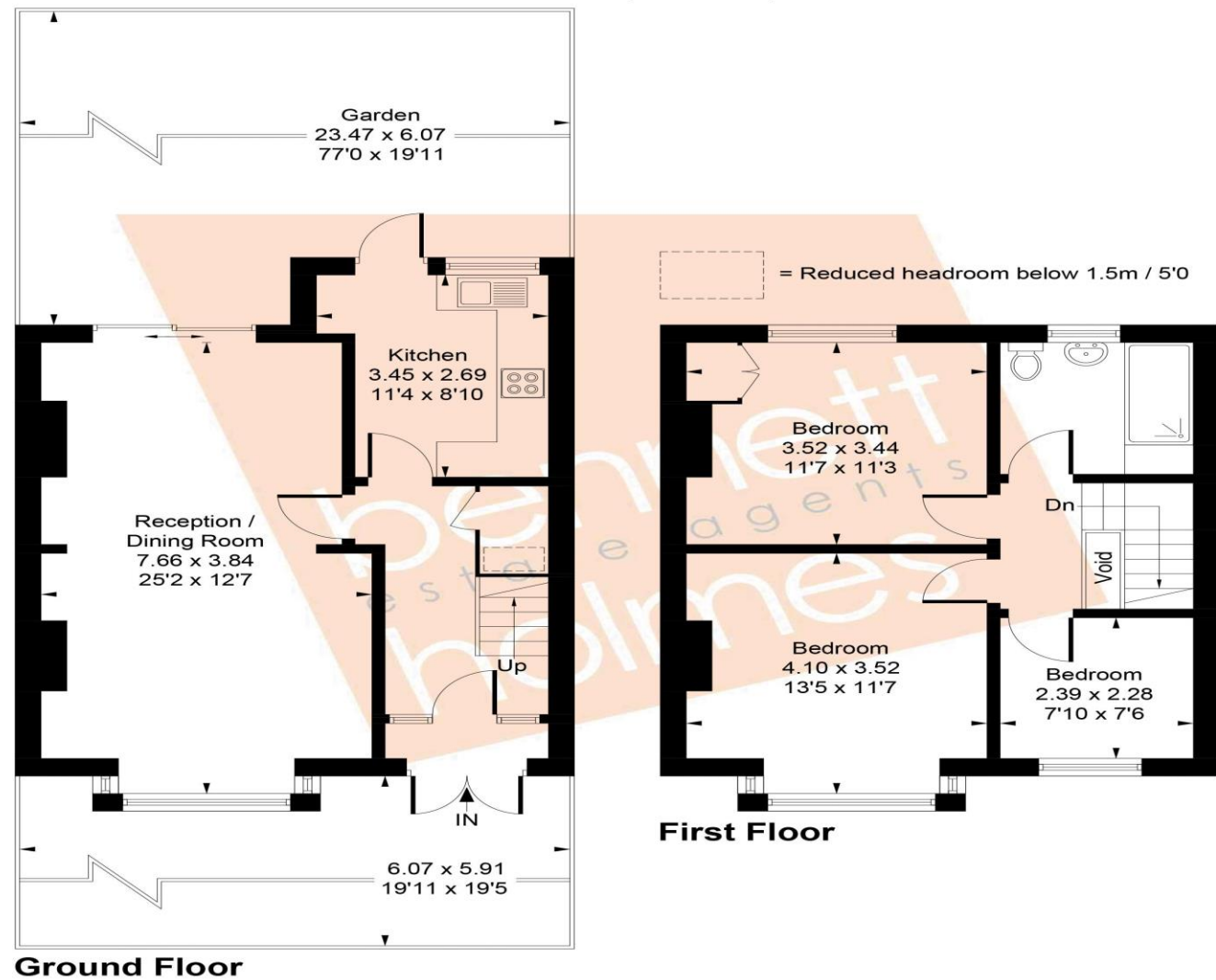


**Clauson Avenue, Northolt, Middlesex**

Approximate Gross Internal Area  
Ground Floor = 47.05 sq m / 506 sq ft  
First Floor (Excluding Void) = 42.60 sq m / 459 sq ft  
Total = 89.65 sq m / 965 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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Unfurnished  
Available now  
London Borough of Ealing  
Council tax band D  
Council tax £2,041 pa  
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.

**Clauson Avenue Northolt UB5 4PS**

Price Guide: Monthly Rental Of £2,000



Bennett Holmes are pleased to offer this three bedroom mid terrace house situated in a residential location. The property is within easy reach of local shops, parks and schools and is 0.2 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 1 mile to South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station. Other benefits include through lounge, gas central heating, double glazed windows, off street parking . The property is offered unfurnished and available now.



- THREE BEDROOMS
- MID TERRACE HOUSE
- THROUGH LOUNGE
- GAS CENTRAL HEATING
- OFF STREET PARKING
- UNFURNISHED
- AVAILABLE NOW
- 

## Clauson Avenue Northolt UB5 4PS

**Price Guide:** Monthly Rental Of £2,000



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with door to through lounge and the kitchen. The through lounge has patio sliding doors to the rear garden. The kitchen comprises wall and base level units, sink and drainer, a gas cooker point, plumbing for a washing machine, space for a fridge/ freezer and a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom. Outside the property is a rear garden which is mainly laid to lawn with a patio area. To the front of the property is off street parking.

