



Wilford Close, Northwood, HA6

£275,000 Leasehold

CHAIN FREE • GROUND FLOOR MAISONETTE • LIVING/DINING ROOM • KITCHEN • DOUBLE BEDROOM • BATHROOM •
ALLOCATED PARKING SPACE • CLOSE TO NORTHWOOD STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A chain free ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE in need of modernisation throughout, located in a quiet residential close.

This ground floor maisonette presents a superb opportunity for first-time buyers, downsizers, or investors seeking a project in a prime Northwood location.

The entrance hall provides access to all rooms within the maisonette. There is a spacious living/dining room, with feature fireplace and sliding doors to a private garden. The well-proportioned kitchen is thoughtfully appointed overlooking the front of the property. The generous double bedroom has fitted wardrobes and further sliding doors providing access to the garden as well as a three-piece bathroom suite, with shower over bath.

The private rear garden is currently in need of attention, but has a small shed/summer house, green house, canopy area and pond.

With superb access to transportation links, including Northwood Station just moments away, this maisonette is perfectly positioned for commuters and those wishing to enjoy the vibrant amenities of the local area.

Nearest Station: 0.3 miles - Northwood Station

Council Tax band: C Approx. £1735.45 2025-2026 (Hillingdon Council)

EPC Energy Efficiency Rating: D

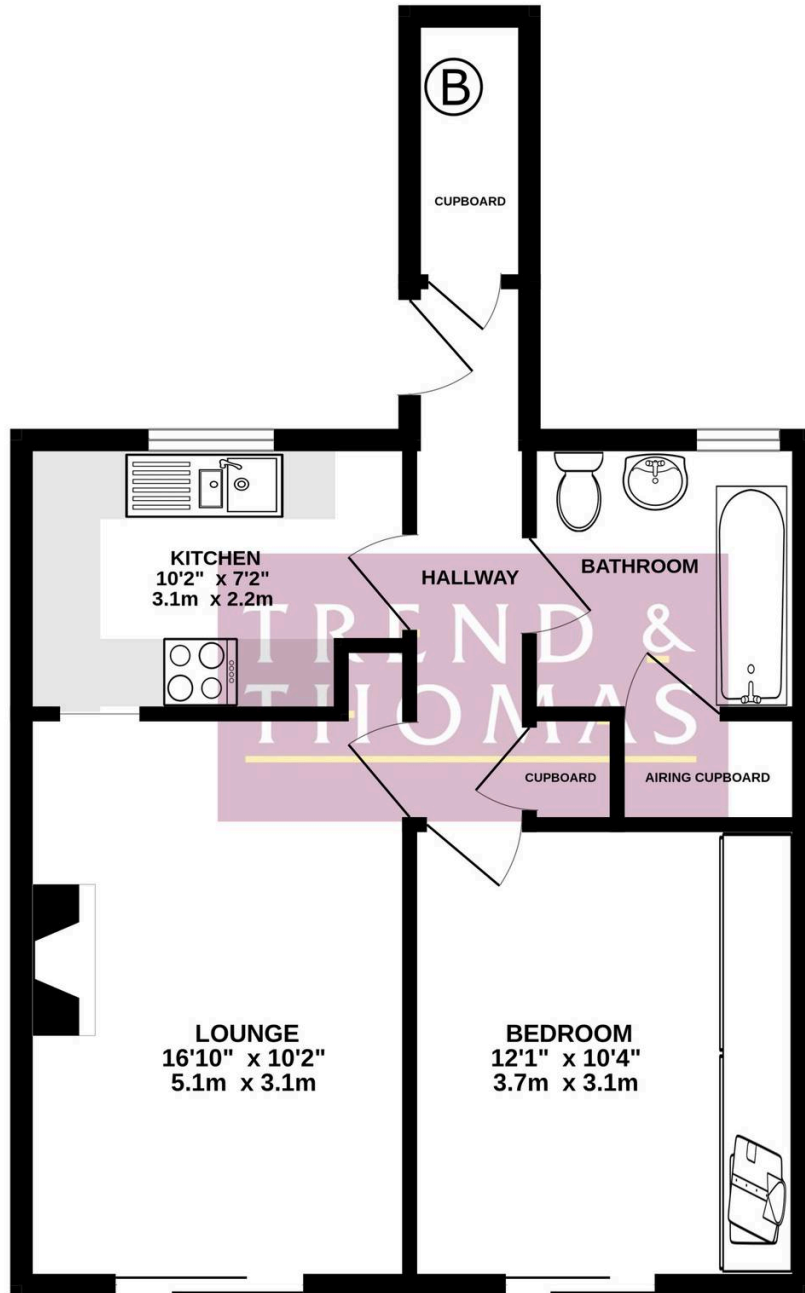
EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 53 years remaining but currently being extended to circa 144 years

Annual Service Charge: Approx. £515.12 per annum



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.