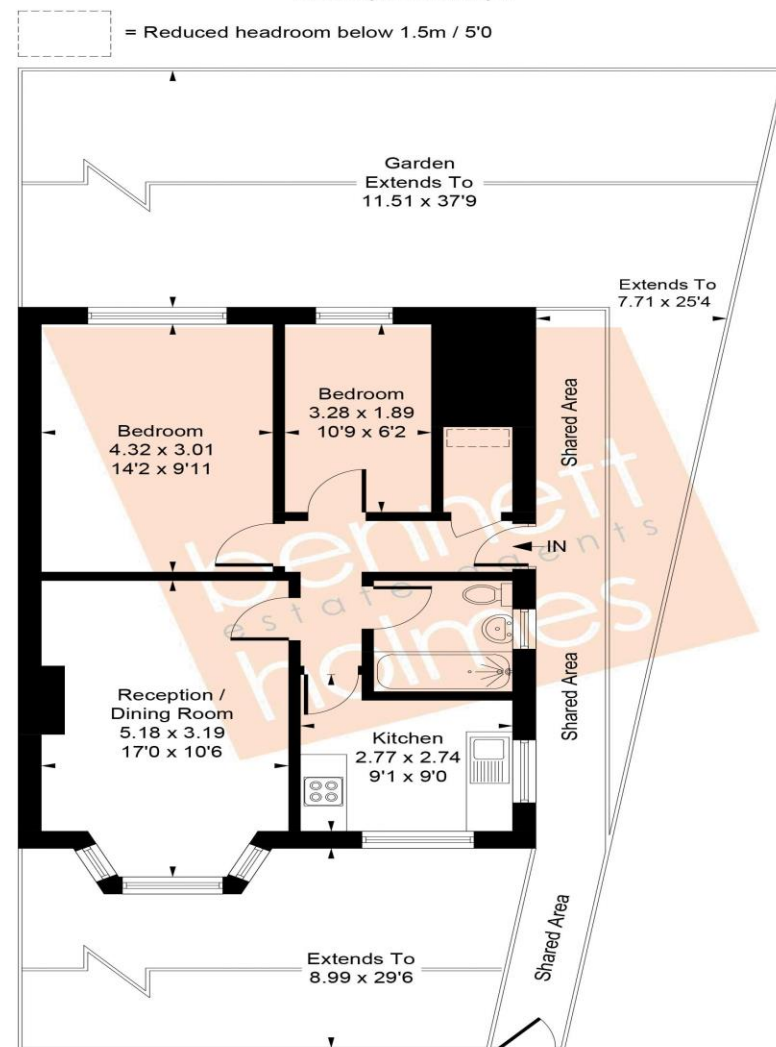


### Petworth Close

Approximate Gross Internal Area  
54.0 sq m / 581 sq ft



#### Ground Floor

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- 167 years remaining  
Service Charge- £13 PCM  
Ground Rent - £270 PA  
London Borough of Ealing  
Council Tax Band C- £1,814 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.

### Petworth Close Northolt UB5 4HX

Price Guide: £335,000



Bennett Holmes are pleased to offer this two double bedroom, ground floor maisonette situated in a residential close in Northolt. The property is located within 0.3 miles from Northolt's main shopping amenities and Central Line tube station, the property offers excellent transport connections along with convenient access to local bus routes and local schools. Other benefits include 167 years remaining on the lease. Own front, side and rear gardens, gas central heating, double glazed windows and no upper chain.



- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- OWN FRONT, SIDE AND REAR GARDENS
- 167 YEARS REMAINING ON THE LEASE
- 0.3 MILES TO NORTHOLT CENTRAL LINE TUBE STATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO UPPER CHAIN

**Petworth Close  
Northolt  
UB5 4HX**

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**Price Guide: £335,000**



**Accommodation**

The accommodation briefly comprises own front door opening to the entrance hall with doors to a storage cupboard, two double bedrooms, the reception room, the kitchen and the bathroom. The kitchen comprises wall and base level units, sink and drainer, a 4 ring electric hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and space for a fridge/ freezer.

Outside the property is own front, side and rear gardens. To the front of the property is permit parking.

