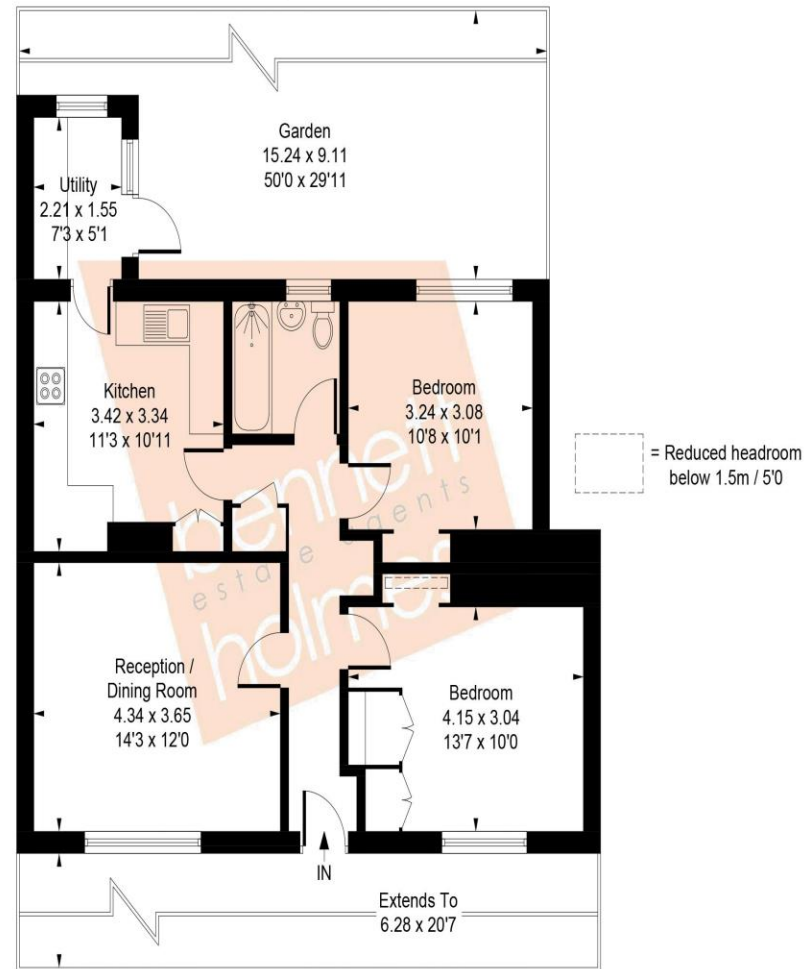


Islip Manor Road

Approximate Gross Internal Area
68.79 sq m / 740 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 purchase.

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Leasehold
A new lease of 175 years upon completion
Service charge - £43 PCM
Ground rent - £10 PA
Borough of Ealing
Council Tax Band C- £1,900.92
EPC- D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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.

Islip Manor Road Northolt UB5 5ED

Price Guide: £325,000



Bennett Holmes are pleased to offer this two double bedroom ground floor maisonette situated in a residential location in Northolt. The property is located within 0.7 miles to Northolt's main shopping and transport facilities to include the Central Line Tube Station. Local bus routes, local schools and the A40 in and out of London are also close by. Other benefits include a new lease of 175 years upon completion, gas central heating, own front and rear gardens, There is also the advantage of no upper chain.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- MAISONETTE
- OWN FRONT AND REAR GARDENS
- A NEW LEASE OF 175 YEARS UPON COMPLETION
- GAS CENTRAL HEATING
- 0.7 MILES TO NORTHOLT'S CENTRAL LINE TUBE STATION
- NO UPPER CHAIN

**Islip Manor Road
Northolt
UB5 5ED**

Price Guide: £325,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front aspect living room, two double bedrooms, the bathroom and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, space for a fridge/ freezer and there is a door to a utility room. The utility room has a door to the rear garden.

Outside the property is own rear garden which measures approx. 50 ft which is mainly laid to lawn with a patio area.

To the front of the property is own front garden.

Leasehold- A new lease of 175 years upon completion

Service charge - £43 PCM Ground rent - £10 PA

