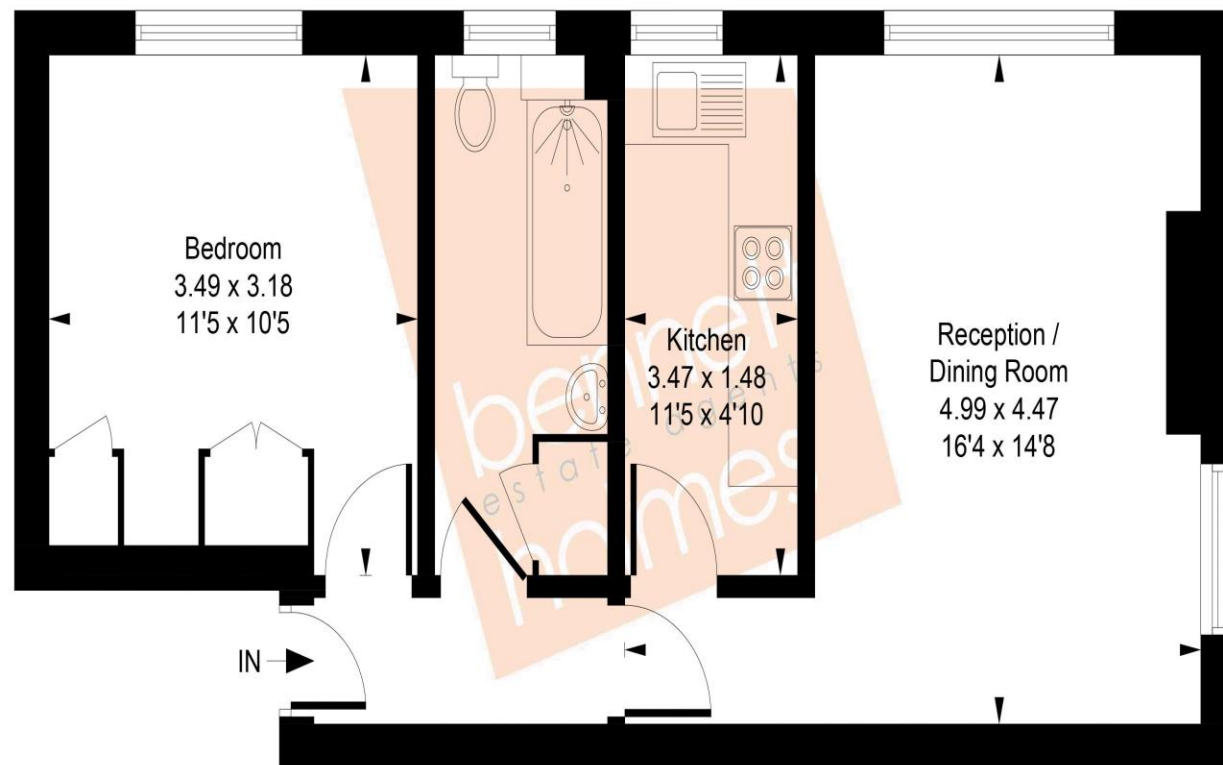


### Hazelmere Road

Approximate Gross Internal Area  
42.39 sq m / 456 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 purchase.  
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Leasehold - 952 years remaining  
999 years from 25 March 1979  
Service Charge- £164 PCM  
No Ground Rent  
Borough of Ealing  
Council Tax Band B- £1,663.29  
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.

### Hazelmere Road Northolt UB5 6UL

Price Guide: £225,000



Bennett Holmes are pleased to offer this well presented, one bedroom first floor purpose built flat situated off Kensington Road in Northolt. The property is within easy reach of local shops, bus links and the A40 and M25 motorways. Benefits include gas central heating, double glazing, communal gardens and a garage located in a block. There is also the added advantage of 952 years remaining on the lease, no ground rent and no upper chain.



- ONE BEDROOM
- FIRST FLOOR FLAT
- PURPOSE BUILT BLOCK
- WELL PRESENTED THROUGHOUT
- OVER 950 YEARS REMAINING ON THE LEASE
- NO GROUND RENT
- GARAGE IN A BLOCK
- NO UPPER CHAIN

**Hazelmere Road  
Northolt  
UB5 6UL**

**Price Guide: £225,000**



### Accommodation

The accommodation briefly comprises an entry phone operated communal entrance with stairs to all floors. The flat is located on the first floor. The property has own front door opening to the entrance hall with doors to all rooms; the bedroom, bathroom, kitchen and the reception room. The property has laminate flooring throughout. The bedroom has fitted wardrobes. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine and space for a fridge/ freezer.

Outside the property there are communal lawned gardens and a garage is located in a nearby block.

