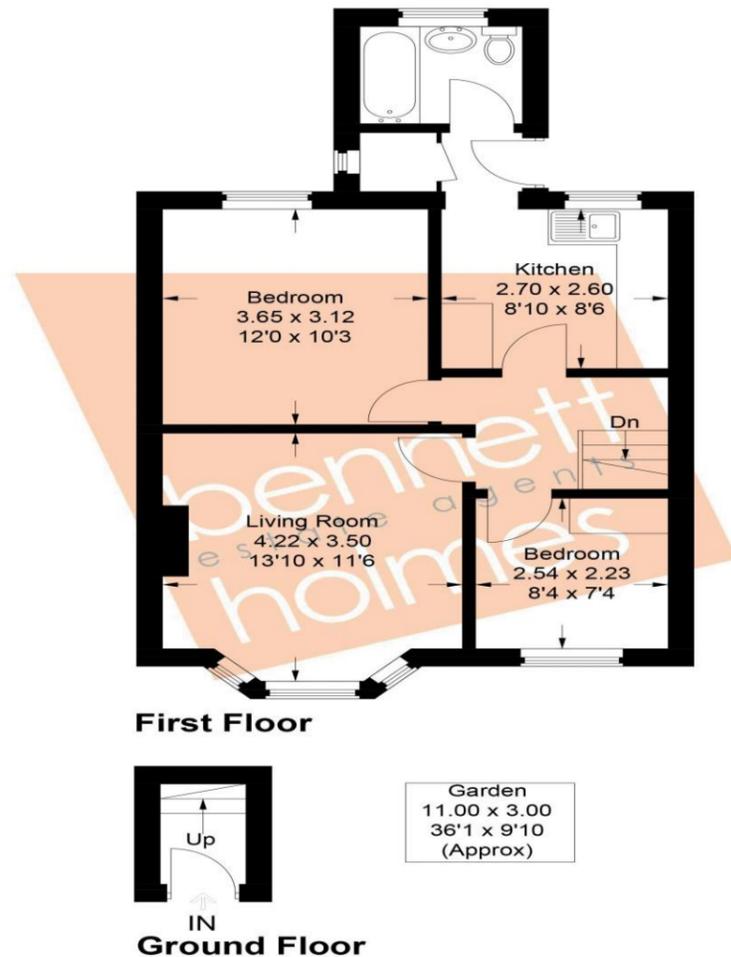


## Floriston Court, Whitton Avenue West Northolt UB5 4JX

Price Guide: £315,000

### Floriston Court

Approximate Gross Internal Area  
Ground Floor = 1.8 sq m / 19 sq ft  
First Floor = 50.9 sq m / 548 sq ft  
Total = 52.7 sq m / 567 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Leasehold - 169 years remaining  
198 years from 24 June 1996  
Service charge- £61 pcm  
Ground rent - Peppercorn  
London Borough of Ealing  
Council tax band C - £1814  
EPC =D

NORTHOLT OFFICE

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**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.



Bennett Holmes are please to offer this two bedroom purpose built first floor maisonette located in a residential location in Northolt. The property is in good condition throughout and is within close distance to local shops and schools. Transport is also nearby with Northolt Park's Chiltern Railway Line station being 0.6 miles away, Sudbury Hill's Piccadilly Line Station is 0.8 miles and Northolt's Central Line station is within a mile.

Other benefits include 169 years remaining on the lease, £61 pcm service charge, own section of rear garden, gas central heating and double glazed windows.



- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- GOOD CONDITION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 169 YEARS REMAINING ON THE LEASE
- £61 PCM SERVICE CHARGE
- OWN REAR GARDEN

**Floriston Court, Whitton Avenue  
West  
Northolt  
UB5 4JX**

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### Accommodation

The accommodation briefly comprises stairs up to the first floor hallway with doors to the front aspect lounge, kitchen and two bedrooms. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and integrated oven. There is plumbing for a washing machine and space for a fridge/freezer. From the kitchen there is a door into the lobby area with a built in storage cupboard housing the boiler and doors to the balcony and the bathroom. The bathroom comprises a white three piece suite; a panel enclosed bath with a wall mounted shower, hand wash basin and WC.

Outside the property is a balcony with an external staircase down to the rear garden which is mainly laid to lawn and has a garden shed.

