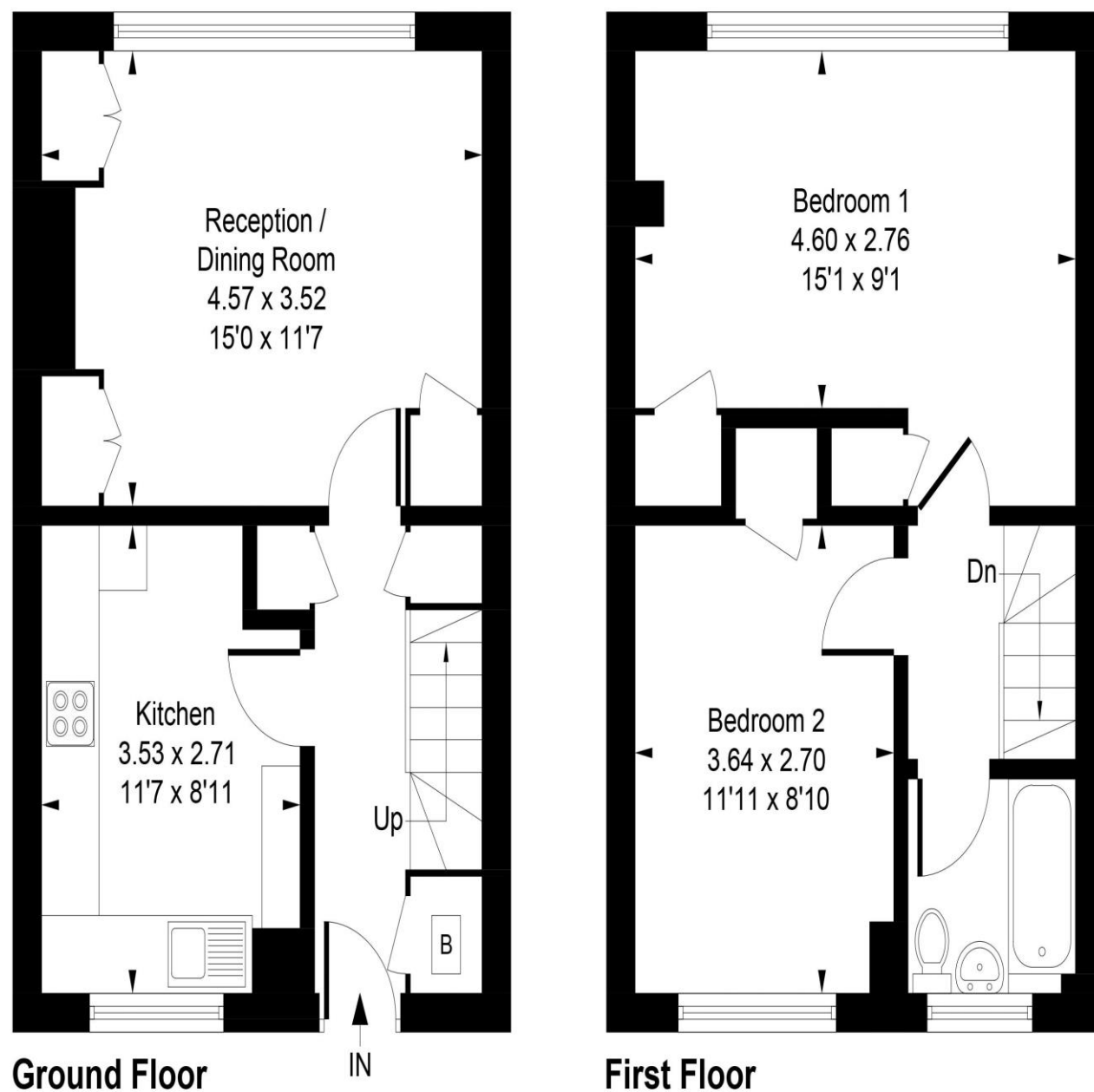


the floorplan...

Approximate Gross Internal Area
66.87 sq m / 720 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.

Produced for Brian Cox

more details from...

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 842 4008
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Situated in a sought-after location on Newmarket Avenue, this spacious two-bedroom ground floor split-level maisonette is presented in lovely condition throughout and is perfect for first-time buyers, downsizers or investors alike. The property offers two generous double bedrooms, a bright and spacious living area, a well-appointed kitchen, gas central heating and ample storage, creating a comfortable home ready to move straight into. Ideally positioned within walking distance of both Northolt Station (Central Line) and Northolt Park Station (Chiltern Railways), the property is also conveniently located close to local shops, schools and excellent transport links. Further benefits include access to well-maintained communal gardens and a security intercom for entry. An internal viewing is highly recommended to fully appreciate all this fantastic maisonette has to offer.



£300,000
Leasehold

Newmarket Avenue, Northolt UB5 4ES



in brief...

- Two double bedrooms
- Ground and first floor
- Split level Maisonette
- Communal gardens
- Walking distance to Northolt and Northolt Park stations
- Gas central heating



the location...

nearest stations ...

Northolt Park (0.3 miles)
Northolt (0.4 miles)

Northolt is a town located in North West London and lies within zone 5 on the Central Line. There is good access to the West End of London and popular high street shops and restaurants in Ruislip which make the area a good choice for young professionals and families alike.

There are two stations in the area which are Northolt Central Line Tube Station (31 minutes to Tottenham Court Road) and Northolt Park Overground Station. Northolt Park is a Network Rail station served by Chiltern Railways (21 minutes to Marylebone Station).

There are also a number of local bus routes offering access to Heathrow, Ealing, Ruislip and numerous other locations. If you travel by road, the A40 is within easy reach with access to both the city and the Home Counties.



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