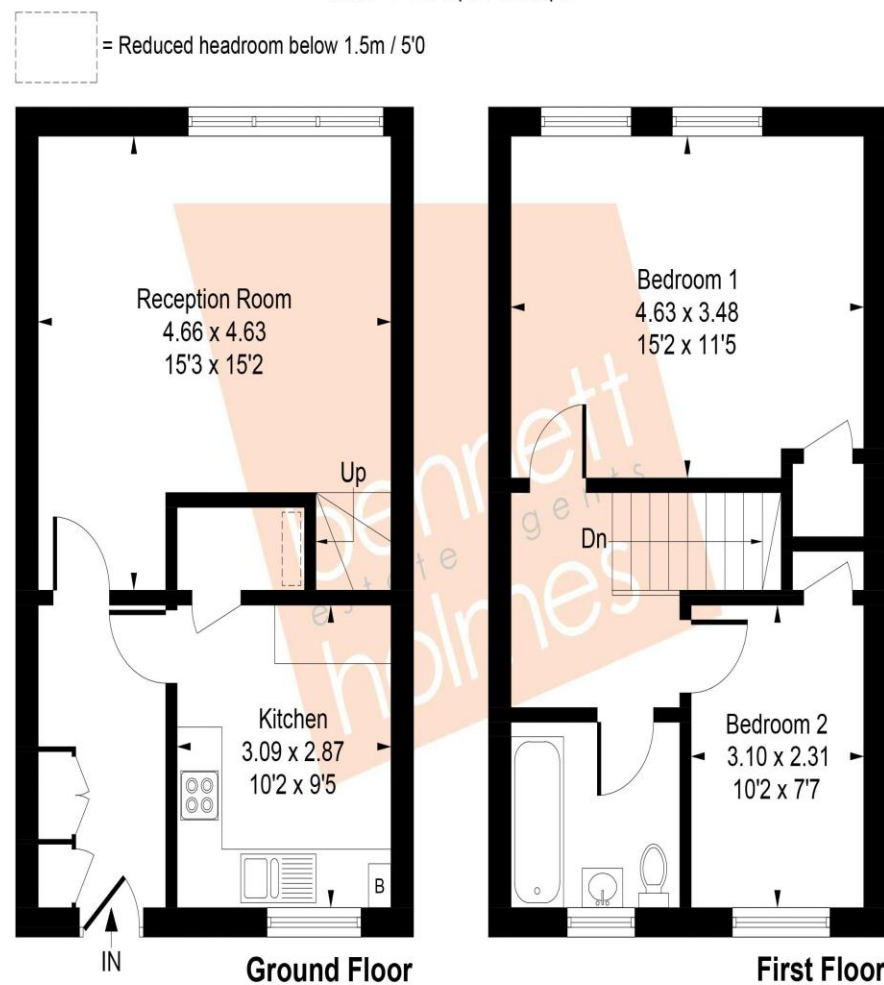


Wellington House, The Farmlands, Northolt

Approximate Gross Internal Area
Ground Floor = 37.30 sq m / 401 sq ft
First Floor = 37.13 sq m / 400 sq ft
Total = 74.43 sq m / 801 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- 941 years remaining
999 years from 25 December 1968
Service Charge- £85 PCM
Ground Rent- £150 PA
London Borough of Ealing
Council Tax Band C- £1,900.92
EPC- C

NORTHOLT OFFICE

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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.

Wellington House, The Farmlands Northolt UB5 5ET

Price Guide: £325,000



Bennett Holmes are pleased to offer this well presented, larger than average, split level two double bedroom, first floor maisonette.

The property is situated within walking distance of Northolt's shopping and transport facilities to include the Central Line Tube Station.

The A40, Hayes Bypass, local schools and bus routes are also close by. Other benefits include over 900 years remaining on the lease, modern kitchen and bathroom, double glazing, gas central heating, residents permit parking, communal gardens and no upper chain.



- TWO DOUBLE BEDROOMS
- SPLIT LEVEL FLAT
- FIRST AND SECOND FLOOR
- MINUTES' WALK TO STATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- COMMUNAL GARDENS
- PERMIT PARKING
- NO UPPER CHAIN

**Wellington House, The
Farmlands
Northolt
UB5 5ET**

Price Guide: £325,000



Accommodation

The accommodation briefly comprises communal stairs up to the first floor with the front door into the entrance hallway with doors to the lounge and kitchen. The kitchen is fitted with modern wall and base level units, an integral oven and hob, integral fridge/ freezer, plumbing for washing machine, wall mounted boiler and part tiled walls. The lounge overlooks the communal gardens and has the stairs up to the second floor landing with doors to two double bedrooms, both with built in cupboards and the family bathroom. Outside the property are both communal parking and gardens. There is also one permit parking space for residents and one permit for visitors.

Leasehold- 941 years remaining 999 years from 25 December 1968

Service Charge- £85 PCM

Ground Rent- £150 PA

