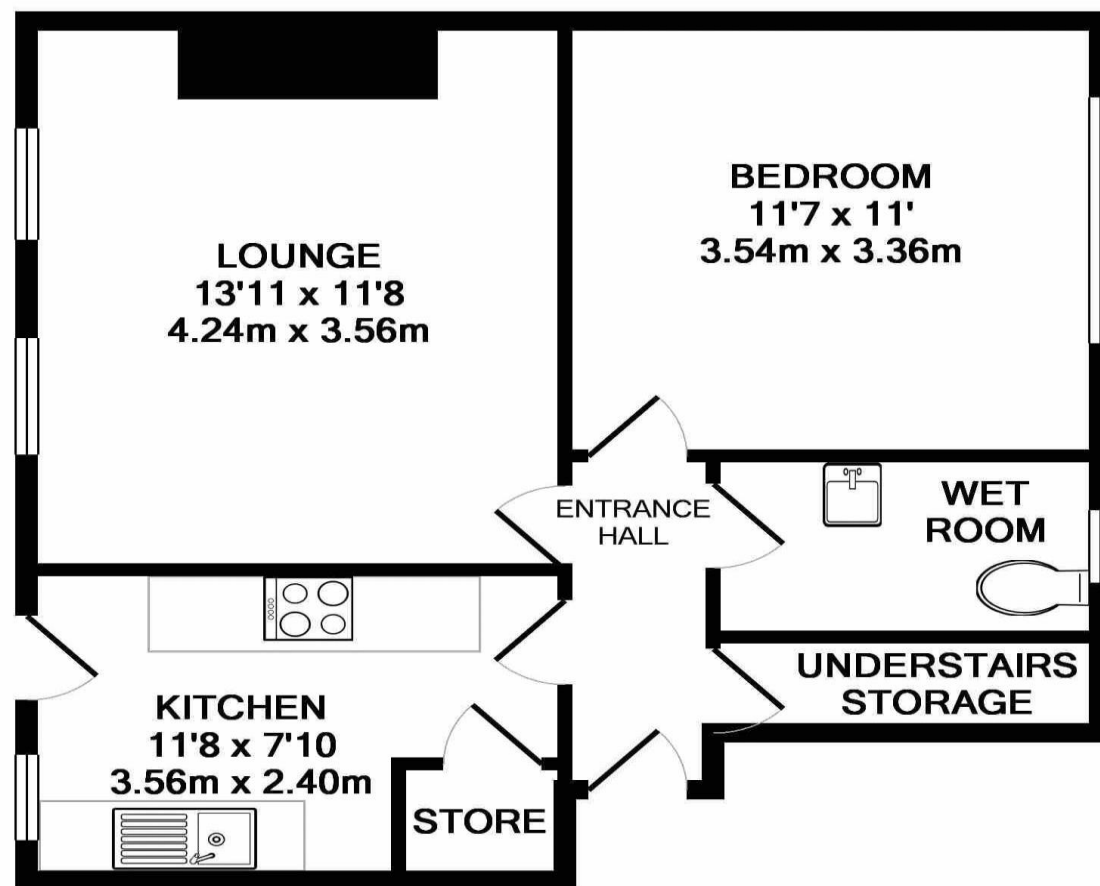


## Whitton Avenue West Northolt UB5 4LE

Price Guide: Offers in Excess of £265,000



**TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)**

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Leasehold - A new lease of 176 years upon completion  
Service Charge - £38 PCM  
Ground Rent - £10 PA  
Borough of Ealing  
Council Tax Band - B - £1587  
EPC =C

**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 pleased to offer this beautifully presented one bedroom, ground floor flat situated in a residential location in Northolt. The property is around the corner to Oldfields Circus' shopping parade and bus links and is also 0.5 miles to Northolt Park's Chiltern Railway Line Station and 0.7 miles to Northolt's Central Line Station. Other benefits include a private rear garden, modern kitchen and wet room, double glazing, gas central heating and no upper chain.





- ONE BEDROOM
- GROUND FLOOR
- PURPOSE BUILT FLAT
- OWN PRIVATE GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- 0.7 MILES TO NORTHOLT CENTRAL LINE TUBE STATION
- NO UPPER CHAIN

## Whitton Avenue West Northolt UB5 4LE

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### Accommodation

The accommodation briefly comprises a communal entrance into a lobby with front door to the entrance hallway which has a built in storage cupboard and doors to all rooms. There is the rear aspect lounge overlooking the garden and wood effect laminate flooring. The modern fitted kitchen which comprises of wall and base level units, an integral 4 ring electric hob, oven and overhead extractor hood, plumbing for a washing machine, integral dishwasher, space for a fridge/ freezer, double glazed door and window to garden and part tiled walls. There is also the front aspect bedroom and a modern wet room which comprises of a wall mounted shower unit, low flush WC, sink unit, tiled walls and tiled flooring. To the rear is a private garden which has a lawn area, a patio area and a brick built storage shed.

