

## Petts Hill, Northolt, UB5 4NS

Guide Price £360,000

2 1 1



**FIRST FLOOR - TWO BEDROOM - ONE BATHROOM - RECENTLY REFURBISHED - OFF STREET PARKING - GARAGE - PRIVATE GARDEN - CHAIN FREE**

Henry Wiltshire are delighted to present this well-presented two bedroom first floor maisonette, ideally situated in a sought-after residential location in Greenford.

The property offers bright and spacious accommodation throughout, comprising a generous reception room, a well equipped fitted kitchen, two well proportioned bedrooms, and a modern family bathroom. The practical layout makes it an ideal home for first-time buyers, small families, or investors alike.

A standout feature of this property is the excellent outside space and parking provision. Benefitting from a private rear garden, off street parking via a private driveway, and a private garage, the property offers a rare combination of convenience and additional storage.

Conveniently located, the property is within easy reach of a wide range of local amenities, including supermarkets, cafés, schools, parks, and leisure facilities. Excellent transport links provide easy access to Greenford Station (Central Line & National Rail), Sudbury Hill Station (Piccadilly Line), and several local bus routes, making commuting into Central London and

surrounding areas straightforward. The nearby A40, M40, and M25 also offer excellent road connections.

Offering generous living space, private outdoor space, ample parking, and a fantastic location, this property presents an excellent opportunity for both owner occupiers and buy-to-let investors.

- First Floor Flat
- One Bathroom
- EPC - D
- Ground Rent - £15 pa
- Private Garden
- Two Bedroom
- Council Tax Band - C
- Service Charge £0
- Lease 999 years from 29 October 1954
- Private Garage

