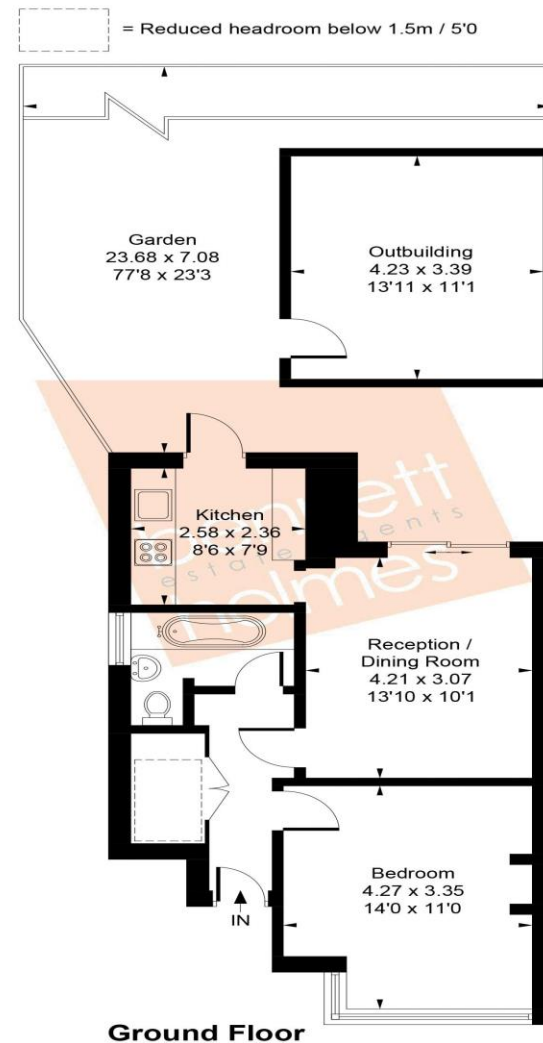


## Wood End Gardens Northolt UB5 4QL

Price Guide: Guide Price £290,000

### Wood End Gardens

Approximate Gross Internal Area  
Ground Floor = 44.67 sq m / 481 sq ft  
Outbuilding = 14.45 sq m / 156 sq ft  
Total = 59.12 sq m / 637 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 purchaser.

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Share Of Freehold  
Lease- 125 years from 24 June 1986 85 years remaining on the lease  
No Service Charge  
No Ground rent  
London Borough of Ealing  
Council Tax Band C- £1,900.92  
EPC- D

#### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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.



Bennett Holmes are pleased to offer this one bedroom ground floor converted flat situated in a residential location in Northolt. The property is within easy reach of local shops, parks, schools, bus routes and is within 0.7 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 0.7 miles to Sudbury Hill's shopping and transport facilities to include the Piccadilly line station. Other benefits include share of freehold, no service charge or ground rent. Gas central heating, double glazing, off street parking to the front and own large rear garden measuring approx. 75 ft. There is planning permission granted for a 6 metre rear extension.



- ONE BEDROOM
- FIRST FLOOR CONVERTED FLAT
- SHARE OF FREEHOLD
- NO SERVICE CHARGE
- NO GROUND RENT
- REAR GARDEN MEASURING APPROX. 75 FT.
- THERE IS PLANNING PERMISSION GRANTED FOR A 6 METRE REAR EXTENSION.
- OFF STREET PARKING

**Wood End Gardens  
Northolt  
UB5 4QL**

**Price Guide:** Guide Price £290,000



**Accommodation**

The accommodation briefly comprises a communal front door opening to the flats own front door opening to the entrance hall. With doors to a storage cupboard, the bedroom, the living and the bathroom. The rear aspect living room has patio doors to the rear garden and an arch to the kitchen. The kitchen is fitted with wall and base level units, sink and drainer, a 4 ring gas hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and a door to the rear garden. Outside the property is a private rear garden which measures approx. 75 ft which is mainly laid to lawn with a patio area. There is a side gate from the off street parking to the rear garden. In the rear garden there is a wooden shed. There is planning permission granted for a 6 metre rear extension. To the front of the property is off street parking.

