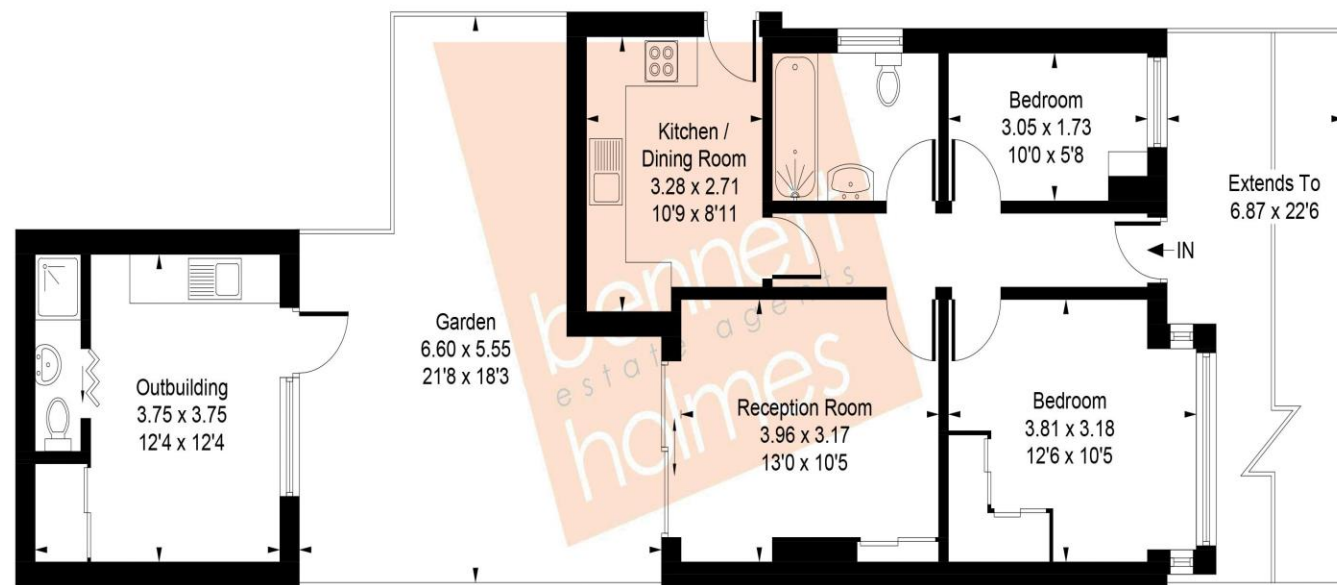


## Grainger Close

Approximate Gross Internal Area  
52.03 sq m / 560 sq ft  
Outbuilding = 14.23 sq m / 153 sq ft  
Total = 66.26 sq m / 713 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  
152 years remaining on the lease  
240 years from 25 March 1938  
No Service Charge  
£15 PA Ground Rent  
Borough of Ealing  
Council Tax Band C- £1,900.92  
EPC- C

### 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.

## Grainger Close Northolt UB5 4LF

Price Guide: £350,000



Bennett Holmes are pleased to offer this well presented two bedroom ground floor maisonette situated in a residential close in Northolt. The property is located within 0.4 miles to Northolt Park's Chiltern Railway Line station. 0.8 miles to Northolt's main shopping and transport facilities to include the Central Line Tube Station. Local bus links and local schools are also close by. Other benefits include 152 years remaining on the lease, no service charge, £15 ground rent PA, off street parking, own rear garden, an outbuilding at the rear of the garden with kitchenette and shower room with WC. There is also the benefit of gas central heating, double glazing and no upper chain.



- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- OWN REAR GARDEN
- WELL PRESENTED THROUGHOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- 152 YEARS REMAINING ON THE LEASE
- NO SERVICE CHARGE, £15 PA GROUND RENT
- NO UPPER CHAIN

**Grainger Close  
Northolt  
UB5 4LF**

**Price Guide: £350,000**



**Accommodation**

The accommodation briefly comprises own front door opening to the entrance hall with doors to two bedrooms, the bathroom, the living room and the kitchen. The rear aspect living room has patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and integrated electric oven. There an integrated fridge/ freezer, integrated washing machine and there is a door to the rear garden.

Outside the property is a private rear paved garden.

To the rear of the garden is a a high-quality insulated garden building equipped with a toilet, shower, sink, and kitchenette area, offering versatile additional accommodation and workspace potential.

To the side of the property are two substantial outbuildings providing excellent additional storage space.

To the front of the property is a paved driveway offering off street parking for multiple vehicles.

