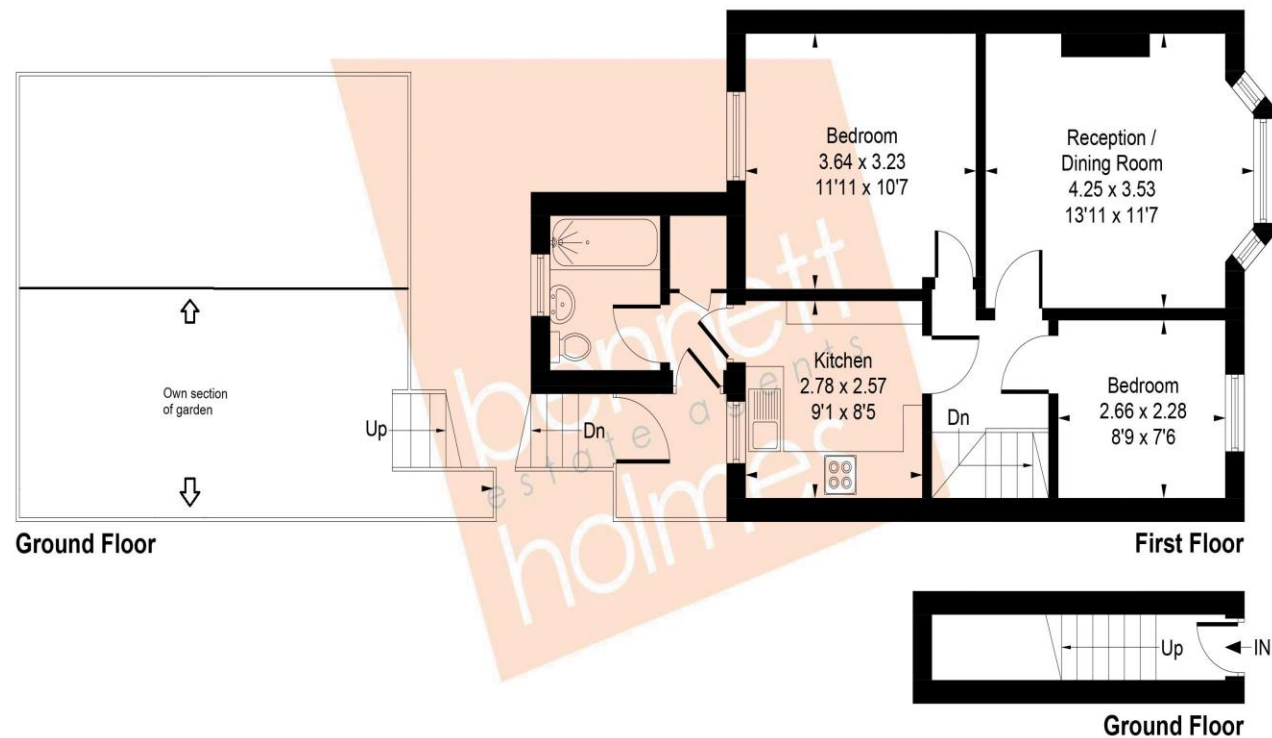


### Floriston Court, Whitton Avenue West, Northolt

Approximate Gross Internal Area  
Ground Floor = 4.10 sq m / 44 sq ft  
First Floor = 52.81 sq m / 569 sq ft  
Total = 56.91 sq m / 613 sq ft



### Whitton Avenue West Northolt UB5 4JX

Price Guide: £300,000



Bennett Holmes are please to offer this two bedroom purpose built first floor maisonette located in a residential location in Northolt. The property is within 0.3 miles to Northolt Park's Chiltern Railway Line station and 0.8 miles to Northolt's Central Line Tube station. Local shops, schools and bus routes are also close by. Other benefits include 939 years remaining on the lease, £65 PCM service charge, gas central heating and double glazing. The property has own section of rear garden, communal parking and no upper chain.

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- 939 years remaining  
999 years from 25 December 1966  
Service Charge- £65 PCM  
Ground Rent- £10.50 PA  
Borough of Ealing  
Council Tax Band C- £1,900.92  
EPC- C

#### NORTHOLT OFFICE

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[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.



- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- OWN SECTION OF REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 939 YEARS REMAINING ON THE LEASE
- £65 PCM SERVICE CHARGE
- COMMUNAL PARKING
- NO UPPER CHAIN

**Whitton Avenue West  
Northolt  
UB5 4JX**

**Price Guide: £300,000**



**Accommodation**

The accommodation briefly comprises own front door opening to stairs up to the first floor landing with doors to the front aspect lounge, kitchen, two bedrooms and there is access to the loft. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and integrated oven. There is plumbing for a washing machine and space for a fridge/ freezer. From the kitchen there is a square arch into the lobby area with a built in storage cupboard housing the boiler and doors to the balcony and the bathroom. The bathroom comprises a white three piece suite; a panel enclosed bath with a wall mounted shower, hand wash basin and WC.

Outside the property is a balcony with an external staircase down to own section of rear garden which is mainly laid to lawn with a patio area.

To the front of the property is a communal car park.

