



BYRON WAY NORTHOLT, UB5 6AY

£1,400 PER MONTH

Brian Cox & Co are pleased to bring to the market this well-presented, first-floor one-bedroom apartment located in the popular Northolt area.

The property is offered in modern condition and comprises a spacious lounge, one double bedroom, a separate contemporary kitchen, and a fully fitted family bathroom.

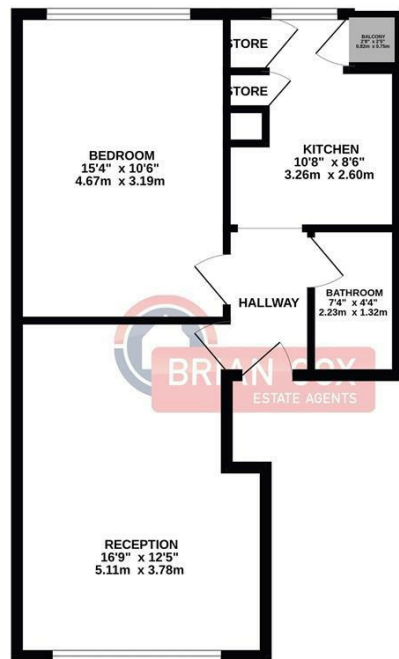
Additional benefits include gas central heating, double-glazed windows, internal storage, parking (subject to confirmation), and close proximity to local shops, schools, and excellent transport links.

PLEASE NOTE: Due to Ealing Council licensing law, the landlord can only allow a maximum of two tenants

This property is available immediately — CALL NOW to arrange a viewing!

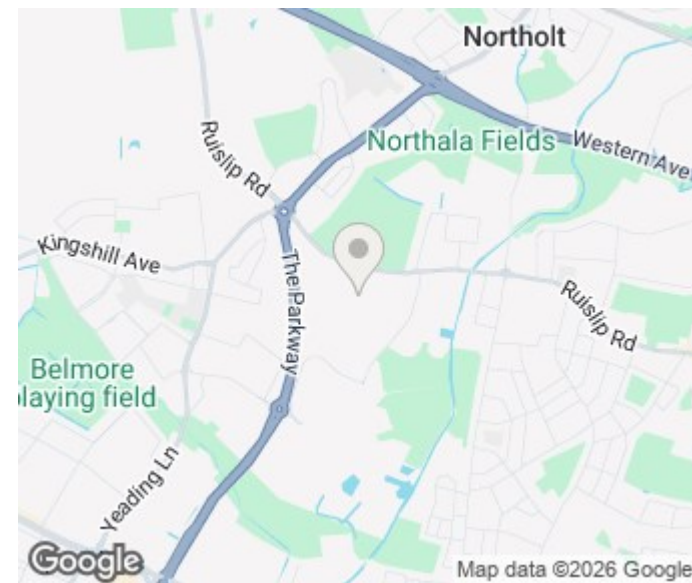


FIRST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Housieo 12/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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