Waxlow Way

Northolt • Middlesex • UB5 6FW
Guide Price: £300,000

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est 1986

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Situated on the fourth floor of the sought-after Ashby House development, this beautifully presented two-bedroom apartment offers approximately 682 sq ft (63.3 sq m) of bright, contemporary living space, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors. The property features a spacious and welcoming reception room, providing ample space for both relaxing and entertaining. A separate modern fitted kitchen offers generous worktop and storage space, creating a practical and stylish cooking environment. The apartment comprises two well-proportioned bedrooms, including a generous principal bedroom and a comfortable second bedroom that is ideal as a guest room, nursery, or home office. A modern family bathroom is complemented by a separate shower room/WC, offering added convenience for busy households. Further benefits include a welcoming entrance hallway with useful storage, double glazing, electric heating, and a well-maintained communal building with lift access to all floors. Conveniently located on Waxlow Way, the property enjoys excellent transport links with nearby Northolt and Greenford stations, providing easy access into Central London.

FOURTH FLOOR FLAT

TWO DOUBLE BEDROOMS

TWO BATHROOMS

SPACIOUS LIVING ROOM

MODERN KITCHEN

102 YEARS REMAINING ON THE LEASE

AMPLE STORAGE SPACE

ONE ALLOCATED PARKING SPACE

LIFT IN BUILDING

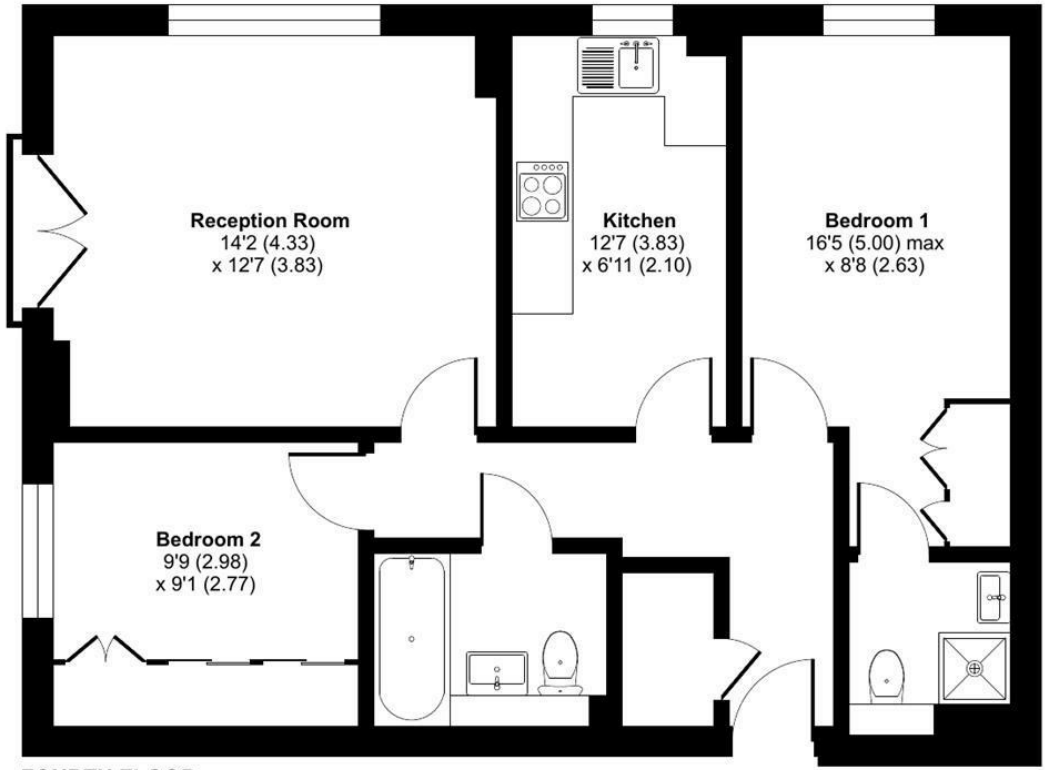
682 SQ.FT. TOTAL

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

Waxlow Way, Northolt, UB5

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1494750

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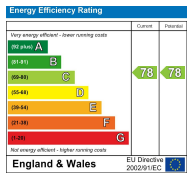

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.