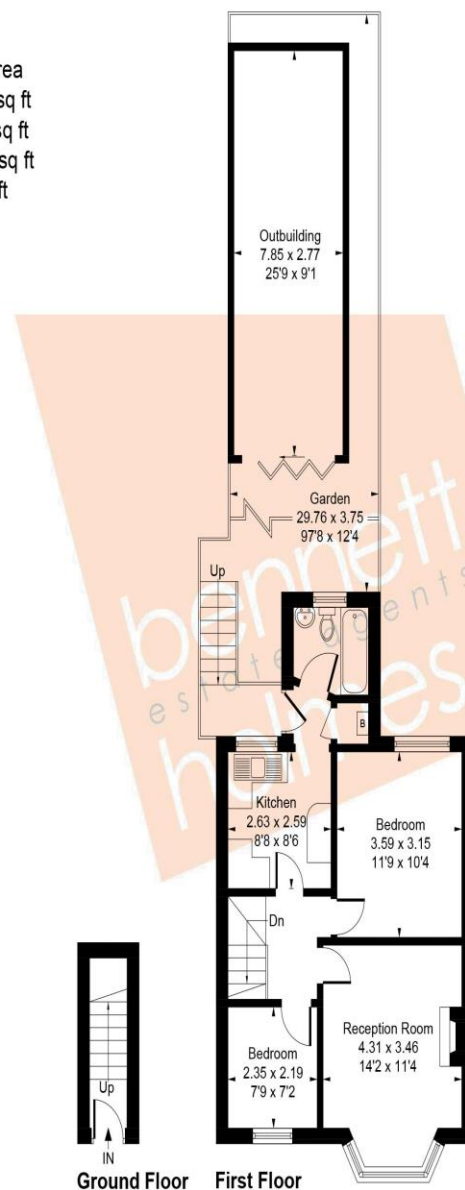


Carr Road

Approximate Gross Internal Area
Ground Floor = 3.30 sq m / 36 sq ft
First Floor = 49.94 sq m / 538 sq ft
Outbuilding = 21.58 sq m / 232 sq ft
Total = 74.82 sq m / 806 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- 991 years remaining
999 years from 22 February 2018
No Service Charge
Ground Rent- £150 PA
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

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.

Carr Road Northolt UB5 4RJ

Price Guide: Offers in Excess of £320,000



Bennett Holmes are pleased to offer this modern two bedroom first floor maisonette, set within a popular residential location in Northolt. Ideally positioned just 0.4 miles from Northolt's main shopping amenities and Central Line tube station, the property offers excellent transport connections along with convenient access to local bus routes and local schools. Other benefits include over 900 years remaining on the lease, no service charge, modern kitchen, modern bathroom, gas central heating and double glazed windows. The property has its own rear garden measuring approx. 95 ft with outbuilding at the rear and no upper chain.



- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- MODERN KITCHEN AND BATHROOM
- OVER 900 YEARS REMAINING
- OWN REAR GARDEN MEASURING APPROX. 95 FT
- OUTBUILDING AT THE REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NO UPPER CHAIN

**Carr Road
Northolt
UB5 4RJ**

Price Guide: Offers in Excess of £320,000



Accommodation

The accommodation briefly comprises own front door into the entrance hallway with stairs up to the first floor landing which has access to the loft and doors to the lounge, two bedrooms and the kitchen. The kitchen is fitted with wall and base level units, an integrated 4 ring gas hob with an overhead extractor hood and integrated oven. There is plumbing for a washing machine, space for a fridge/ freezer and a square arch to a lobby area. The lobby area has a cupboard which houses the boiler, a double glazed door to the balcony and a door to the bathroom.

The master bedroom overlooks the rear garden.

At the rear is an external staircase which leads down to the garden.

The rear garden measures approx. 95 ft and is mainly laid to lawn with a patio area.

At the rear of the garden is an outbuilding measuring approx. 25 ft.

