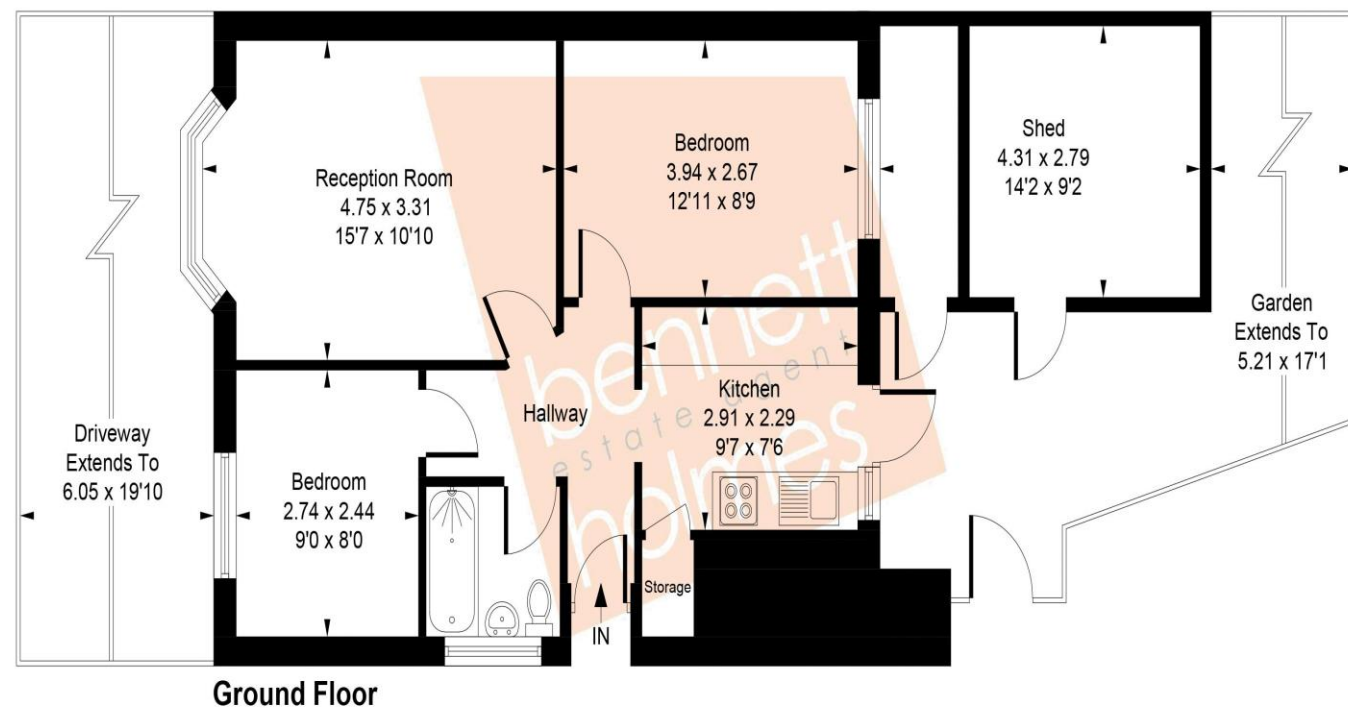


Eastcote Lane

Approximate Gross Internal Area = 49.40 sq m / 532 sq ft
Shed = 12.04 sq m / 130 sq ft
Total = 61.44 sq m / 662 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

A new lease of 142 years upon completion
No Service Charge
Ground Rent- £75 PA
London 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

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.

Eastcote Lane Northolt UB5 5RH

Price Guide: £340,000



Bennett Holmes are pleased to offer this well presented, two double bedroom ground floor maisonette situated in a residential location in Northolt. The property is within 0.4 miles of Northolt's main shopping and transport facilities including the Central line tube station. Also nearby are local schools and the A40. Other benefits include a new lease of 142 years upon completion, no service charge, modern kitchen, own section of front and rear gardens.



- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- MAISONETTE
- A NEW LEASE OF 142 YEARS UPON COMPLETION
- OWN FRONT AND REAR GARDENS
- NO SERVICE CHARGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**Eastcote Lane
Northolt
UB5 5RH**

Price Guide: £340,000



Accommodation

The accommodation briefly comprises own front door opening to the entrance hall with doors to all rooms. The bathroom, two double bedrooms, the front aspect living room and the kitchen. The modern kitchen is fitted with with base and wall level units, a sink and drainer, a four ring gas hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine, space for a fridge/ freezer and there is a double glazed patio door to the rear garden. Outside the property is own rear garden which measures approx. 17 ft. To the front of the property is own front garden.

