



READING ROAD , NORTHOLT

£299,950

**** NO ONWARD CHAIN **** A well maintained one bedroom ground floor flat conveniently located within walking distance to Northolt Park Network Rail station. The property briefly comprises entrance hallway, living room, kitchen, bedroom and bathroom. Further benefits include double glazing, gas central heating, garden, off street parking for four cars and a long unexpired lease.

- ONE BEDROOM FLAT
- WELL MAINTAINED THROUGHOUT
- GROUND FLOOR
- LOCATED CLOSE TO NORTHOLT PARK STATION
- GARDEN
- OFF STREET PARKING FOR FOUR CARS
- LONG UNEXPIRED LEASE
- NO ONWARD CHAIN

Hallway

Entrance into hallway via front aspect door, front aspect double glazed window above door, spot lighting, radiator, laminate flooring, under stairs storage housing meters and space for dryer.

Living Room

13' 9" into bay x 11' 10" (4.19m x 3.61m) Front aspect double glazed window into bay, TV aerial, radiator, power points, laminate flooring.

Bedroom

11' 10" x 10' 2" (3.61m x 3.10m) Rear aspect double glazed window, radiator, power points, laminate flooring.

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, space for gas cooker, plumbed for washing machine, wall mounted boiler, spot lighting, part tiled walls, tiled flooring, power points, radiator.

Inner Lobby

Side aspect frosted window, side aspect door to garden, space for fridge/freezer, power points, tiled flooring.

Bathroom

7' 0" x 5' 3" (2.13m x 1.60m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, tiled walls, radiator, extractor fan, spot lighting, tiled flooring.

Outside

Front Garden

Off street parking for four cars.

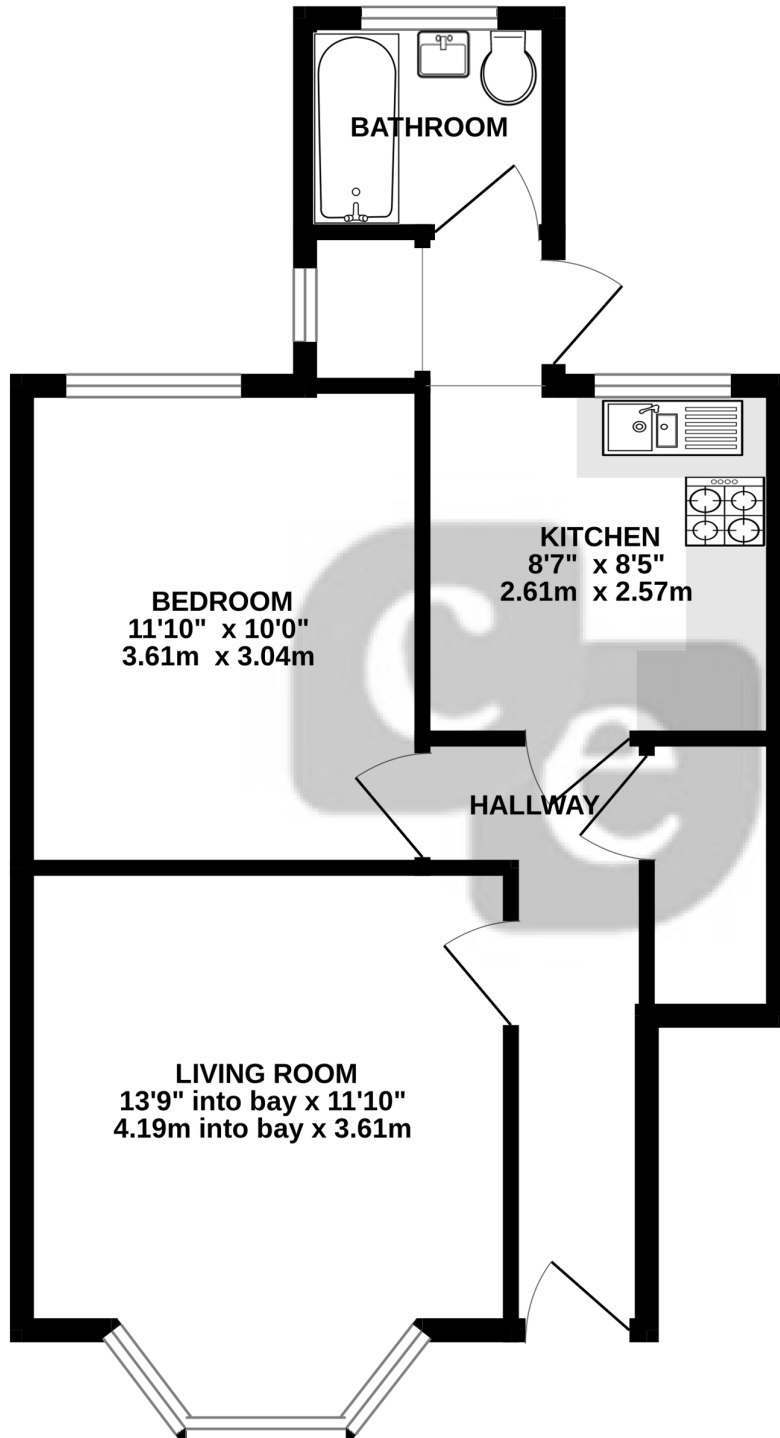
Rear Garden

Raised patio leading down to laid lawn via steps.



DISCLAIMER: 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 as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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.

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