



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Flat 36 Harman Court, Rectory Park Avenue, Northolt, Greater London. UB5 6SS.

£91,000 Leasehold

Hilton King and Locke are delighted to bring to the market the 35% share of this well-presented one bedroom flat located in the ever-popular location of Northolt holding a full market value of £260,000. This property is refurbished with contemporary styling throughout and is presented in truly excellent order throughout.

As you enter the property, you are welcomed by a bright and airy entrance hall. Accommodation includes a modernised, fitted kitchen completed with fitted appliances such as fridge and freezer, gas hob, fitted oven, mixer tap, dishwasher and ample storage space at both base and eye level. The kitchen extends into the large open plan dining area and living room fitted with a storage cupboard.

The property also comes with a sizeable double bedroom with the benefit of fitted wardrobe space, maximising the floor space with large windows, filling the room with natural daylight. The property benefits from the modernised family bathroom which compliments with a bath and overhead shower with a fitted shower screen and a substantially sized fitted mirror.

The private balcony completes this property with



artificial grass laid to enjoy in those warm summer months. The property also provides one parking space in a secure car park, communal gardens and fob access.

## THE AREA

South Ruislip, Ruislip Gardens and Northolt Stations are all around 2 miles away. By car, the A40 is only minutes away.

There is good access to the West End of London and popular High Street shops and restaurants in Ruislip which make the area a good choice for young professionals and families alike. The area is on zone 5 on the Central Line.

There is also a good network of local bus routes offering access to Heathrow, Ealing, Ruislip and numerous other locations.



### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

