



5 Kingsmead Drive, Northolt, UB5 5BN

£1,475 pcm Freehold

- One Bedroom House
- Central Heating & Double Glazing
- Living Room
- Kitchen
- First Floor Office/Study
- Bathroom
- Garden
- Off Street Parking for one vehicle
- EPC Rating D



A One Bedroom House to Let convenient for Northolt's shopping & transport, and the A40 Western Avenue. Newly Decorated, Central Heating, Double Glazing, Living Room, Kitchen, One First Floor Double Bedroom and Office/Study, Bathroom. EER D. Garden & Off Street Parking for one vehicle. Viewing through Sole Agents. Due to licensing restrictions we can only take a couple or a single person to both sleep in the main bedroom, no families or sharers.

## Entrance Hall

Door to living room, stairs to first floor.

## Living Room

Radiator, laminate flooring, fireplace, door to Kitchen.

## Kitchen

Wall & base units, stainless steel sink, oven, hob, fridge, washing machine, larder cupboard, glazed door to Rear Garden.

## Stairs to First Floor Landing

Fitted carpet.

## Bedroom One (Front)

Radiator, fitted cupboard, double glazed window.

## Office / Study

Radiator, fitted carpet, fitted cupboard, window to rear.

## Bathroom

Panelled bath with overhead shower, pedestal wash hand basin, low level wc, window to rear,

## Garden

Triangular shaped rear garden laid mainly to lawn, side access.

## Off Road Parking

Parking off road for one vehicle.

## Rental Information

Rent is £1475pcm (One Months rent due before the commencement of the agreement)  
Deposit £1,701.92p is due before the commencement of the agreement  
Council Tax we are informed is Band D - paid to Ealing Council  
Utilities you will need to pay to the utility company of your choice.