



## Union Road | Northolt | UB5 6UE

This three bedroom house is unique, larger than average internally and comes with a 96 year lease. Set within easy reach of the A40 the property boasts large bedrooms and a garden to the rear. The property is chain free and offers a quick turnaround for buyers whether it is a first time buyer or an investor.



Asking Price Of £400,000

Leasehold



- Mid Terraced House
- 3 Bedrooms
- Reception
- Kitchen
- Bathroom
- Downstairs wc
- Double Glazed Windows
- Gas Central Heating
- Garden
- Lease 94 Years - Chain Free

## Property Description

### INTERNALLY

The front door of the property opens into a small porch with a storage cupboard. Entrance door to property opens into hallway with wood block flooring, stairs to first floor, door to the right opening into the downstairs wc and doorway to the left leading into the kitchen. The well fitted kitchen is a good size with plenty of wall and base units, built in oven, gas hob with extractor over, stainless steel sink by front aspect window, part tiled walls and tiled floor. Opening from the kitchen leads into the reception room with wood block flooring, large built in storage cupboard, rear aspect window and door leading into the garden. There is also a door from the hallway to the reception room.

Stairs to first floor landing with storage cupboard and doors to :- lovely fully tiled family bathroom with corner bath, pedestal wash basin, wc and heated towel radiator, bedroom one, a double room with front aspect window and the benefit of a walk in wardrobe, bedroom two with rear aspect window, bedroom three is a single room with a built in cupboard and rear aspect

window. With the exception of the bathroom the whole of the first floor has wood block flooring. The property has gas central heating and double glazing.

### EXTERNALLY

Front garden with path leading to front door

Back garden with external built in storage space.

### LOCATION

Union Road is a pleasant residential road off Kensington Road off A40 Western Avenue being 0.8 miles from The Target Roundabout. Northolt Central Line Tube Station is 0.9 miles away. Local schools include Gifford Primary School and Greenford High School is 0.6 of a mile away from the property. Local shops including Tesco Express is 0.5 miles away.



## Tenure

Leasehold Lease 94 years

Ground Rent & Service Charge £500 per annum to include gutter cleaning and building insurance

## Council Tax Band

D £1,665 per annum

## Viewing Arrangements

Strictly by appointment

## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



## Union Road, Northolt, UB5 6UE

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft

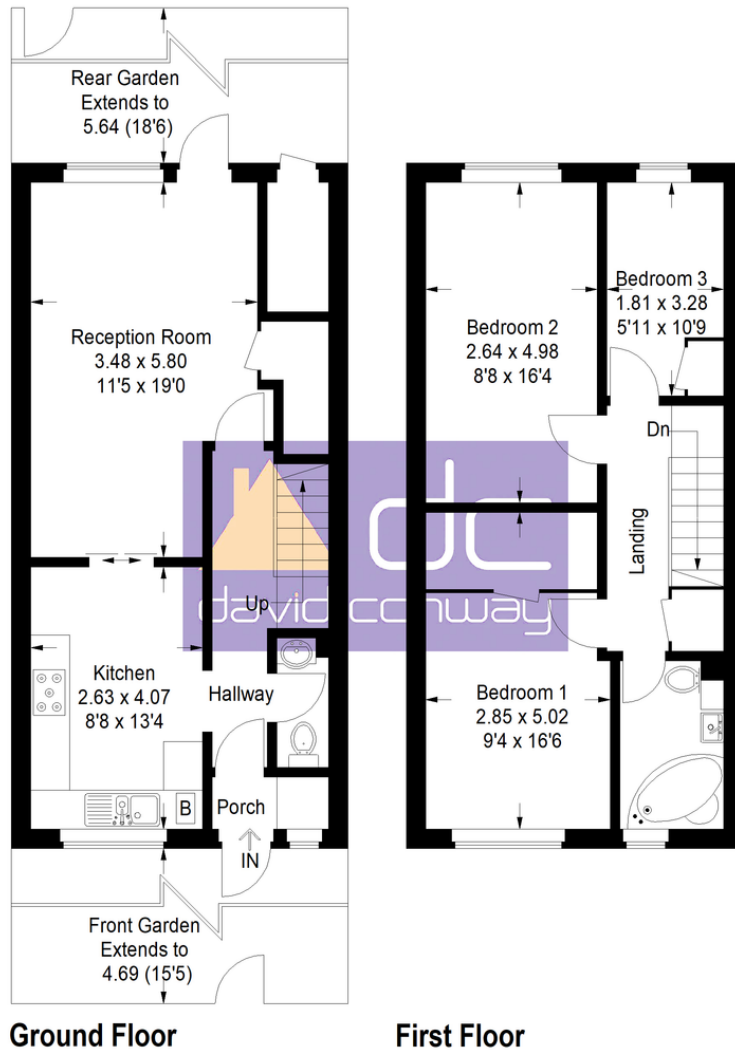


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID796387)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC