



Andrew Pearce  
PINNER

READING ROAD, NORTHOLT, UB5 4PJ

£275,000



**A one bedroom first floor, purpose-built maisonette with garden, in fantastic condition throughout. Anticipated rental income of £1250pcm, representing a great yield of 5.45%. Chain Free Sale.**

Accommodation comprises:

Entrance hallway with stairs leading up to flat. Landing provides access to all rooms.

Large, front aspect bay window living room, measuring 14'2" x 12', with stylish wood laminate flooring.

Spacious double bedroom with wardrobes and views of the garden.

Contemporary, tiled, three-piece bathroom, with shower/bath and heated towel rack.

Modern kitchen with gloss white cabinets and marble effect counter tops. Integrated oven & hob, extractor and sink basin. Appliances included. Back door leading out on to balcony and steps down to the garden.

A section of privately owned garden to the rear with a concrete path leading to shed used for storage.

Reading Road is a quiet, tree-lined road in Northolt Park. A 10-minute walk from South Harrow high street, providing easy access to shops and Piccadilly Line Station to get in to London.

This property would make a perfect purchase for a first time buyer or a buy-to-let investor alike, with a fantastic rental yield.

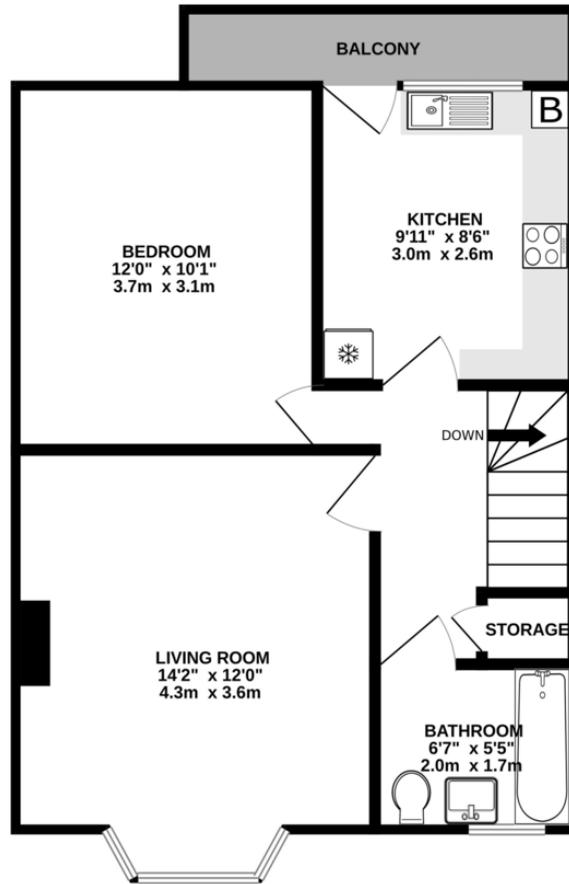
**Offered for sale 'Chain Free'.**

**Council Tax Band B - £1515.37**

**Leasehold - 96 years**

**Ground Rent - £50pa**

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 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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