



Garden Close | Northolt | UB5 5ND

Set on the ground floor and offered with no upper chain this two bedroom ground floor maisonette is set just moments from the Alex Reed Academy. With a private rear garden and spacious kitchen the property holds strong appeal for buy to let investors as well as first time buyers. We are booking viewings now.

Offers in Excess Of £260,000

- No Upper Chain
- Private Rear Garden
- Two Bedrooms
- Large Kitchen
- Spacious Lounge
- Family Bathroom
- Unrestricted On Road Parking
- Garage
- Within A five Minute Walk Of The Alex Reed Academy



INTERNALLY Entrance hallway to this well appointed two bedroom ground floor maisonette leads to a large and bright reception room. There is a modern and well fitted kitchen double aspect windows and serving hatch to the reception. The master bedroom has fitted wardrobes and the large single bedroom also has the benefit of fitted wardrobes. The refurbished bathroom is fully tiled. Gas central heating and upvc double glazed with gas combination boiler.

LOCATION Garden Close is a pleasant residential road off Godfrey Avenue off A312 Church Road being 0.4 miles from The Target Roundabout. Northolt Central Line Tube Station is 0.7 miles away and the 90,120,140,282 and N2 bus services are close by. Local schools include Gifford Primary half a mile from the property and Willow Tree 0.6 miles away. Northolt High and Greenford High are 0.8 and 0.9 miles away. Northolt Leisure Centre and Library is approx. 1 mile walk away.

EXTERNALLY Rear Garden and unrestricted on road parking.

Leasehold - 79 Year Lease (as advised)
 Ground Rent £50 per annum
 Council Tax Band C £1,397



Garden Close, UB5 5ND

Approximate Gross Internal Area = 57 sq m / 613 sq ft

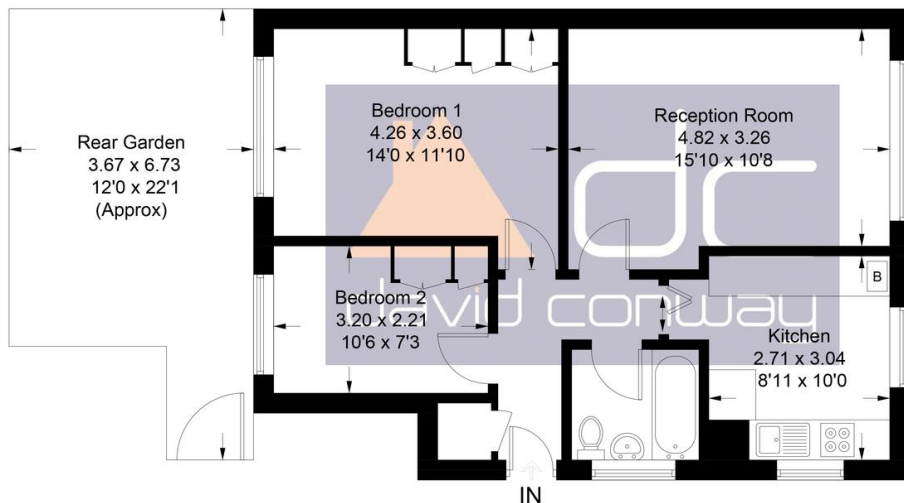


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2020 (ID719308)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	78
England, Scotland & Wales			
		EU Directive 2002/91/EC	