



**LAWRENCE RAND**

**Byron Way, Northolt**

Guide Price **£325,000**



## KEY FEATURE:

- Three bedrooms
- Ground floor
- Family bathroom
- On street Parking
- Utility room
- Close to local amenities

A perfect opportunity for first-time buyers or investors, this spacious three-bedroom apartment comes with a remarkable 944-year lease and no onward chain, offering both peace of mind and great value.

Located on the ground floor, the property combines comfort with modern living. A generous entrance hall welcomes you, complete with two useful storage cupboards. The well-appointed fitted kitchen provides ample workspace and storage, while the bright and airy reception room is bathed in natural light, creating a warm and inviting atmosphere.

The apartment features three well-proportioned bedrooms, each offering a comfortable and private retreat. A family bathroom and a separate utility room complete the accommodation.





### Location

Byron Way is a popular residential road in Northolt, ideally positioned close to local amenities. Tesco Superstore, Starbucks, and the picturesque Yeading Marina are all within a short drive. Excellent transport connections include easy access to the A40, M4, and M25, with routes to London, Ealing, Heathrow Airport, Uxbridge, and Hayes Town. Hayes & Harlington Station, served by the Elizabeth Line, offers quick and convenient journeys into Central London. Families are well served by highly regarded local schools, including Durdan's Park Primary School and Barnhill Community High School.

### Verified Material Information:

Energy Performance rating: C

Council tax band: D

Local Authority: London Borough of Hillingdon

Length of lease: 944 years

Ground rent yearly: TBC

Service charge:TBC

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises) Mobile coverage:  
O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

### Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

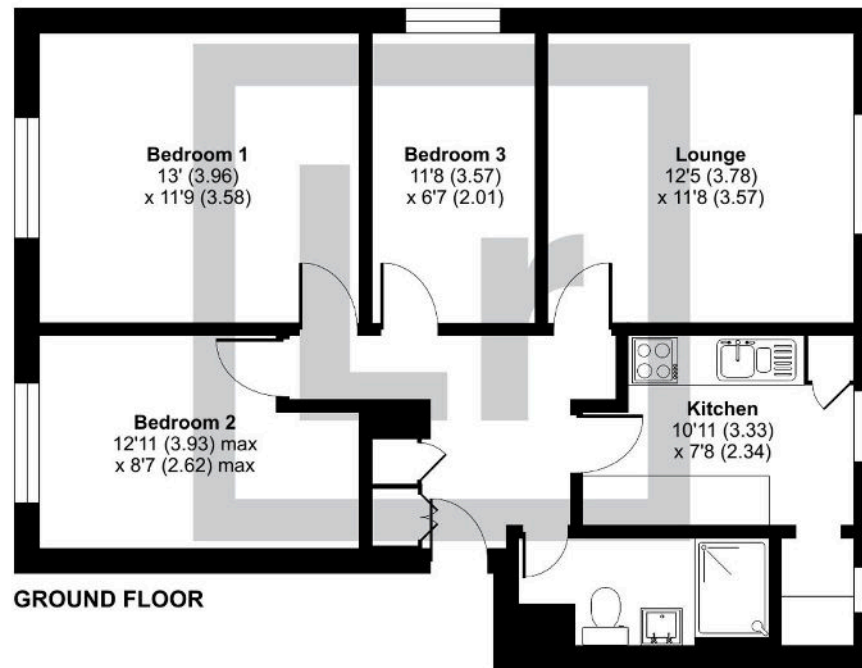




## Byron Way, Northolt, UB5

Approximate Area = 731 sq ft / 68 sq m

For identification only - Not to scale







## Lawrence Rand

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