



**Clauson Avenue, Northolt – UB5 4PS**

Guide Price **£525,000**



**LAWRENCE RAND**



## Key Features & Description

- Chain-free mid-terrace home
- Excellent opportunity for buyers and investors
- Off-street parking to the front
- Situated in a popular residential area
- Convenient access to transport and amenities
- Walking distance to Northolt Park Station (0.2 miles)
- Close to South Harrow and Northolt Stations
- Potential to modernise and add value
- Early viewings highly recommended

Set in a sought-after residential area, this charming three-bedroom mid-terraced house is offered chain free and benefits from rare off-street parking. Ideally located just 0.2 miles from Northolt Park Station, with South Harrow and Northolt stations also nearby, the property provides excellent transport links alongside easy access to local shops, amenities, and schools. Bright and welcoming throughout, the home offers well-proportioned rooms filled with natural light. It presents excellent potential to modernise and add value, with a versatile layout that can be adapted to suit a variety of lifestyles. Ideal for both homeowners and investors, this is a fantastic opportunity to create a home tailored to your needs.

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### Nearest Stations

- Northolt Park Station – approx 0.18 miles
- Sudbury Hill Harrow Station approx – 0.9 miles
- Greenford railway station approx – 1.1 miles

### Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: D

### Suppliers:

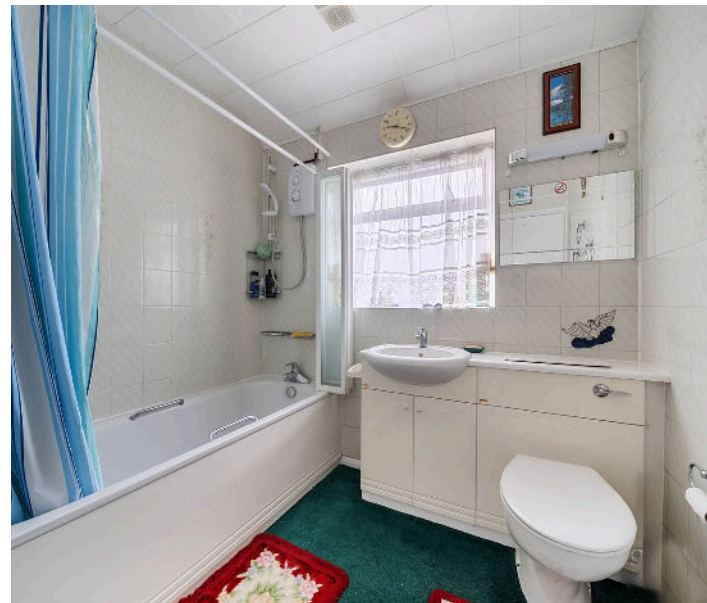
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





## Clauson Avenue, Northolt, UB5

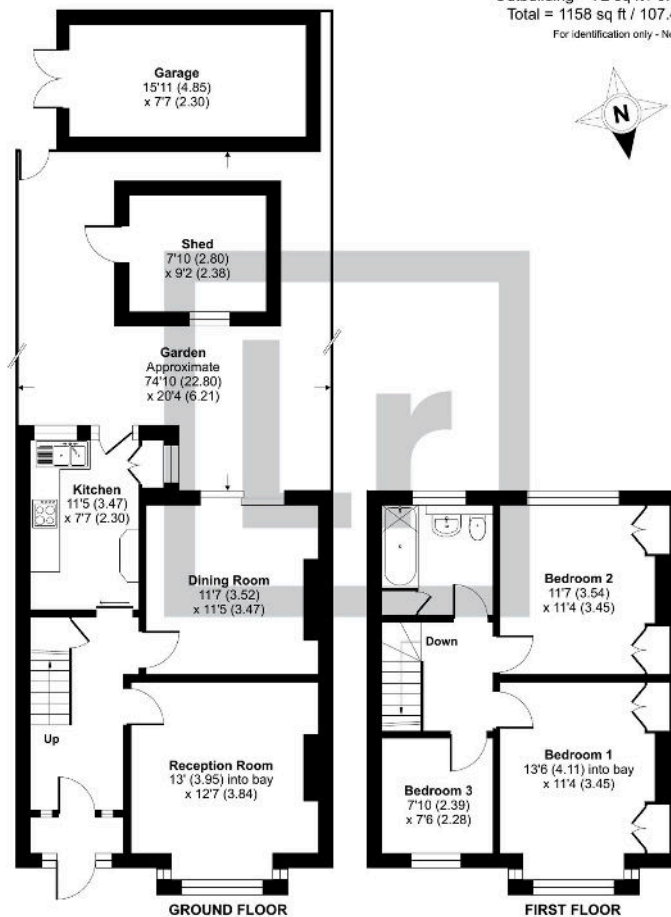
Approximate Area = 967 sq ft / 89.8 sq m

Garage = 119 sq ft / 11 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1158 sq ft / 107.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickheom 2025. Produced for Lawrence Rand. REF: 1377062

## Lawrence Rand

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