



**Petts Hill, Northolt - UB5 4NL**

Guide Price **£340,000**|Leasehold



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## Key Features & Description

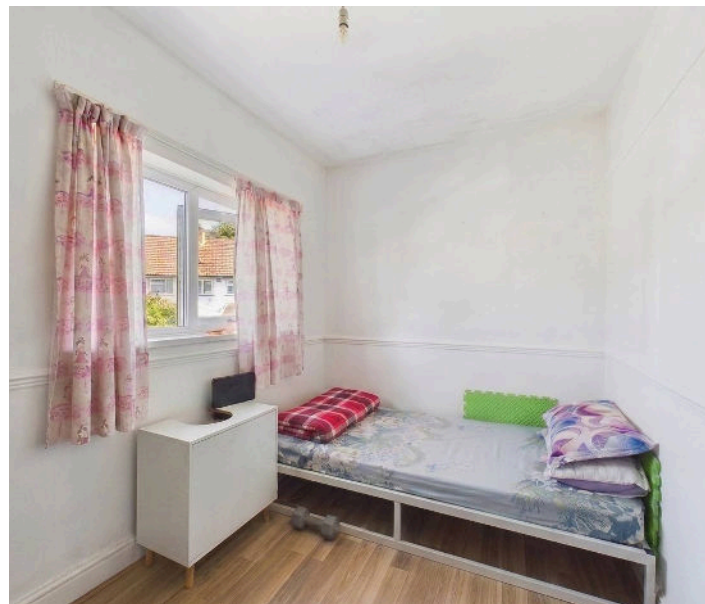
- Two Bedrooms
- Ground Floor
- Garden
- Chain Free
- Long Lease

Situated on the highly sought-after Petts Hill in Northolt, this spacious two-bedroom maisonette offers well-balanced accommodation throughout and presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property comprises a bright and airy reception room with space for both living and dining, a fitted kitchen, two generously sized bedrooms, and a family bathroom.

Further benefits include a private entrance, double glazing, gas central heating, and useful storage space throughout, creating a comfortable and practical home ready for its next owners. The layout offers excellent natural light and a welcoming feel, making it ideal for modern day living.

Conveniently positioned within close proximity to local shops, supermarkets, schools, and recreational facilities, the property is also perfectly located for commuters with Northolt Underground Station (Central Line) and Northolt Park Station nearby. Easy access to the A40 provides direct routes into Central London and surrounding areas.

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## Nearest Stations

Northolt Station – approx 0.5 miles

Northolt Park Station – approx 0.3 miles

South Harrow Station – approx 0.8 miles

## Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: C

Lease Remaining 934

## Suppliers

Electricity supply: Mains,

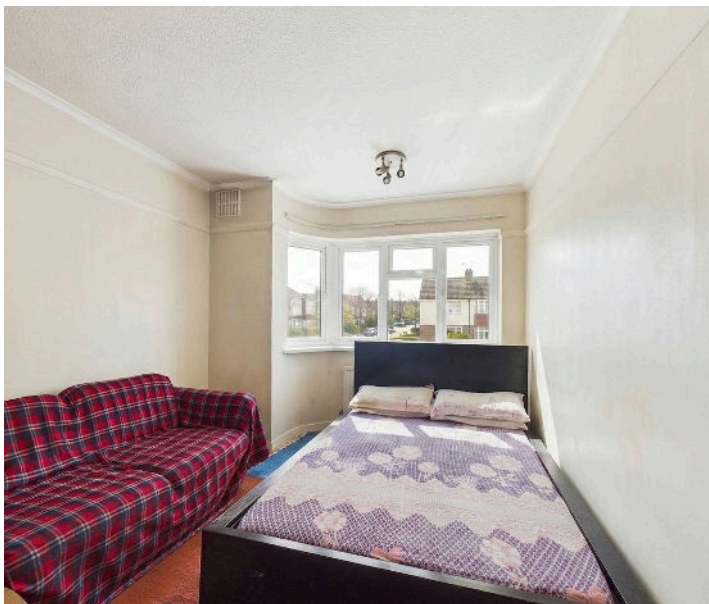
Water supply: Mains water,

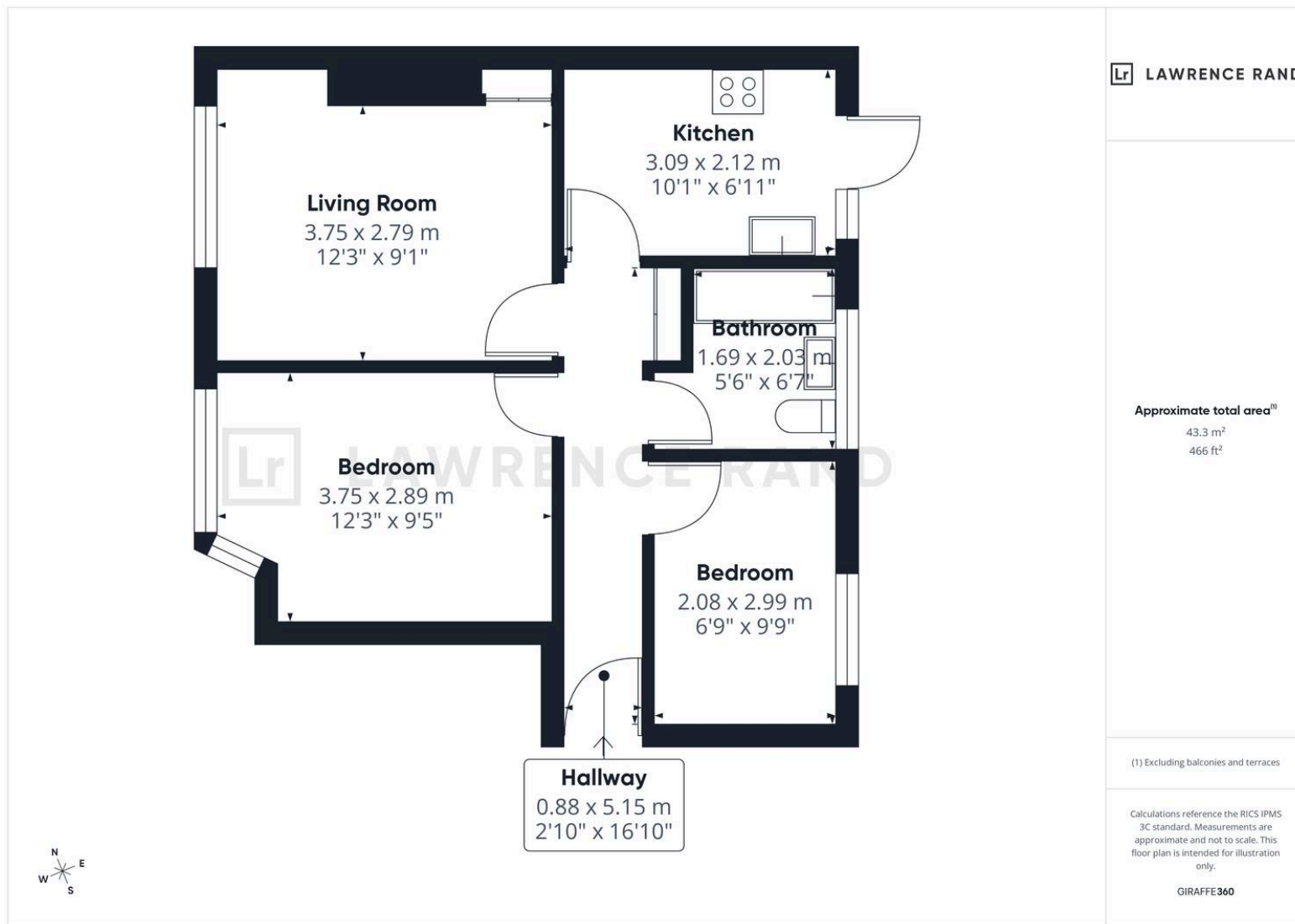
Sewerage: Mains

Heating: Gas central heating

## Broadband: FTTP (Fibre to the Premises)

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





## Lawrence Rand

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