



Byron Way, Northolt, UB5 6AZ

Guide Price £325,000 | Leasehold



LAWRENCE RAND



Key Features & Description:

- 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.

Presented with care by Lawrence Rand - helping you find the place you'll love to call home.





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: B

Council tax band: B, Local Authority: London Borough of Ealing

Length of lease: 944 years

Ground rent yearly: TBC, Service charge: TBC

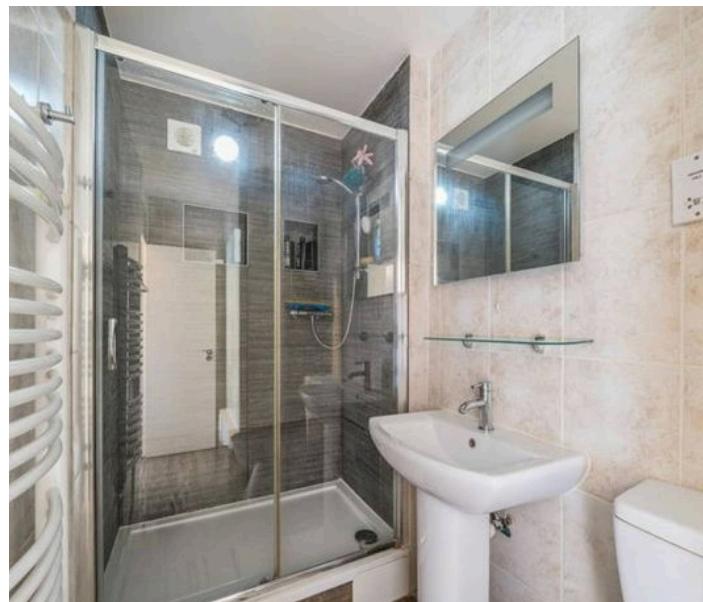
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

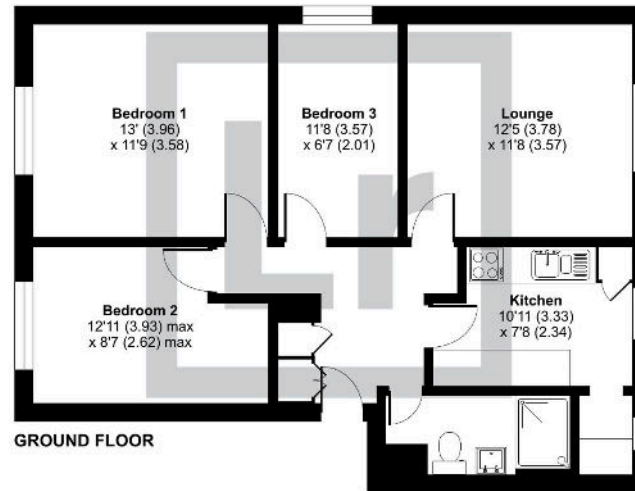




Byron Way, Northolt, UB5

Approximate Area = 731 sq ft / 68 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). ©rickhearn 2025.
Produced for Lawrence Rand. REF: 1338579

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.