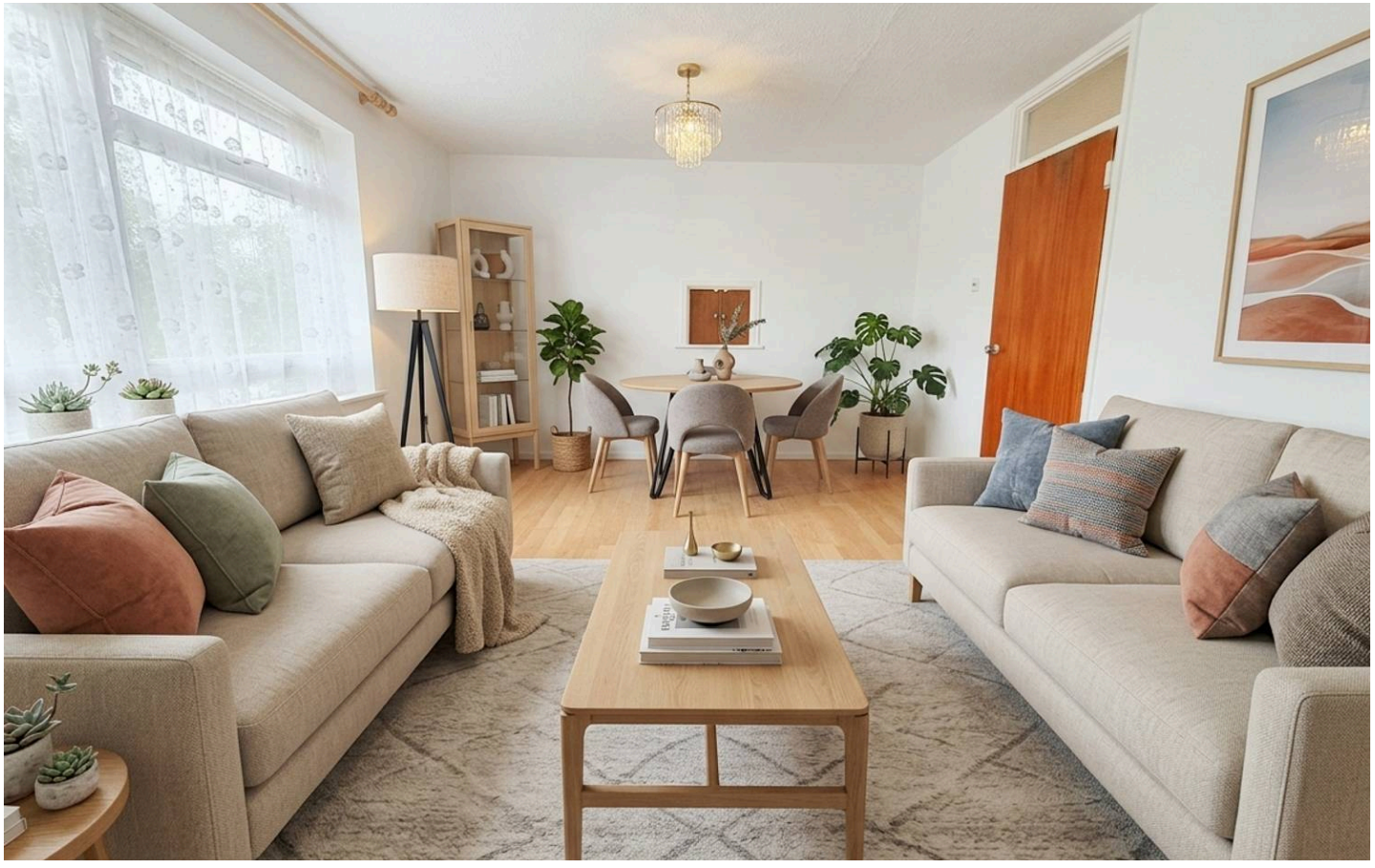


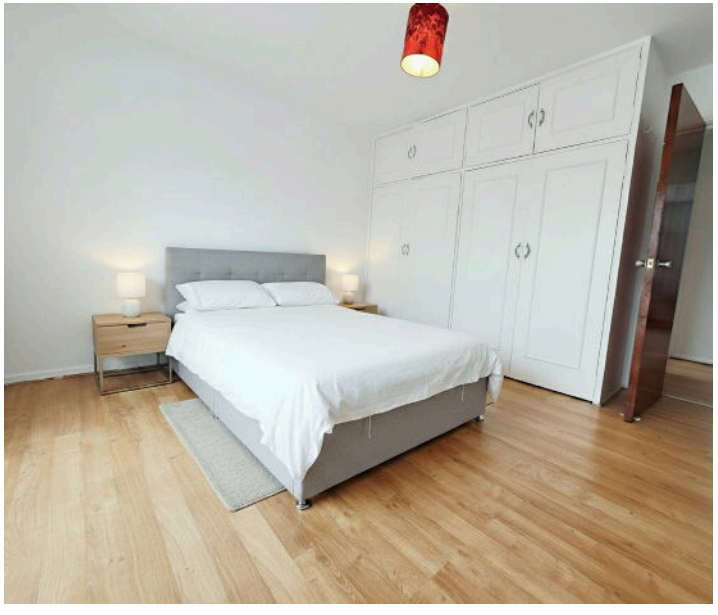
Nigel Close, Northolt - UB5 5BQ

£260,000 | Leasehold

LAWRENCE RAND



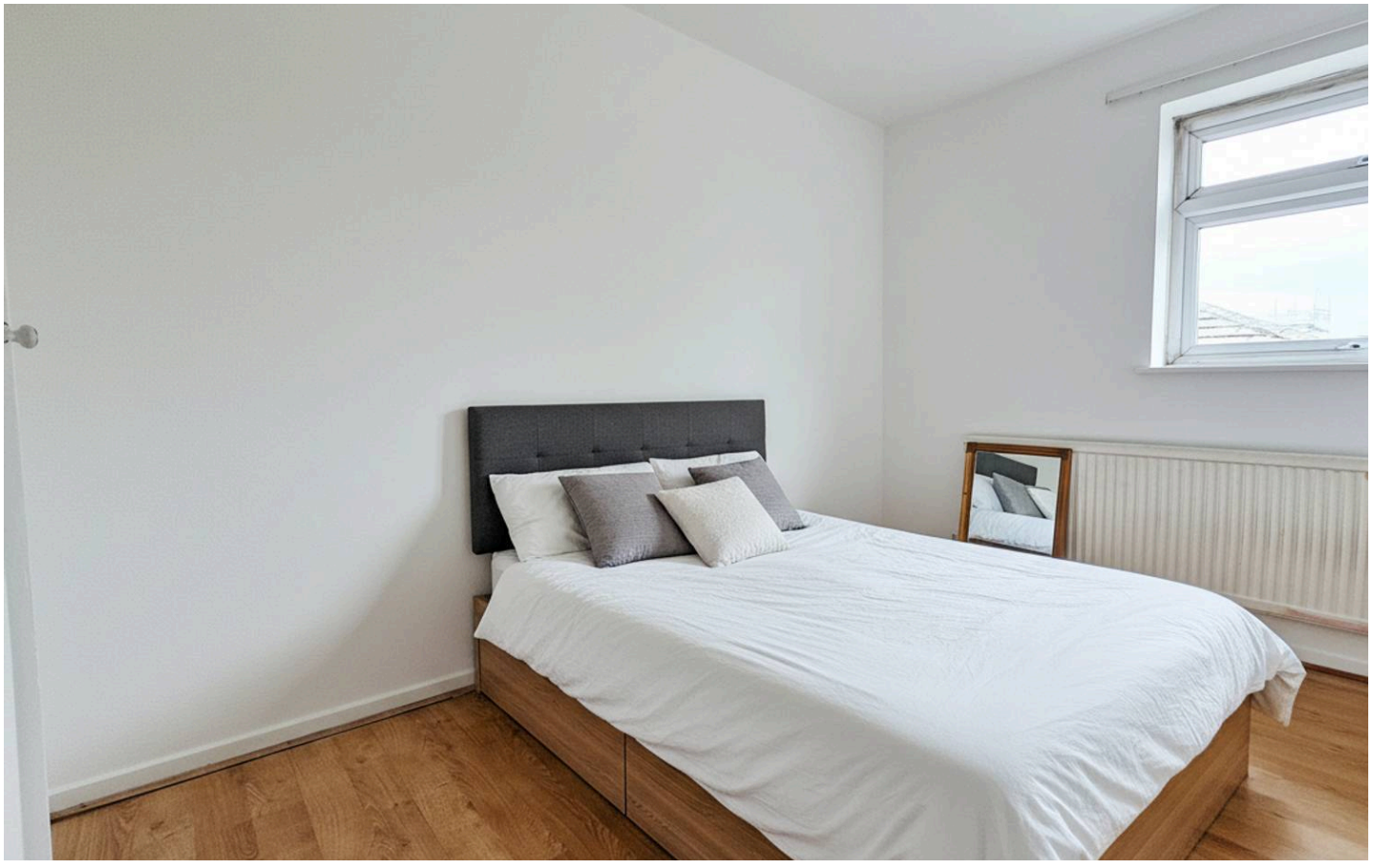




Key Features & Description

- Two double bedrooms
- Spacious reception
- Garage in block
- Long lease
- No onward chain
- 954 year lease

A fantastic opportunity to acquire this well-positioned two double bedroom flat situated on Nigel Close, Northolt. Located on the second floor of this well-maintained purpose-built development, the property offers well-proportioned accommodation and would make an ideal purchase for first-time buyers, downsizers or investors.
The accommodation comprises a bright and spacious reception room, separate fitted kitchen, two generously sized bedrooms and a modern family bathroom. The property also benefits from laminate flooring throughout, providing a practical and easy-to-maintain finish.
Externally, residents can enjoy well-kept communal gardens, while the property also benefits from its own GARAGE, providing valuable additional storage and parking.
The location is well suited to commuters, with Northolt Underground Station providing Central Line services into Central London. There are also a range of local shops, schools and bus routes nearby, while the A40 offers convenient access towards London and the wider motorway network, including the M40 and M25, as well as Heathrow Airport.
An ideal opportunity for those looking for a conveniently located home with excellent transport links and useful outside amenities.
Presented with care by Lawrence Rand—helping you find the place you'll love to call home.







Nearest Stations

Northolt Station – approx 0.8 miles

South Ruislip Station – approx 1.3 miles

Verified Material Information:

Council Tax band: C

EPC Rating: C

Suppliers:

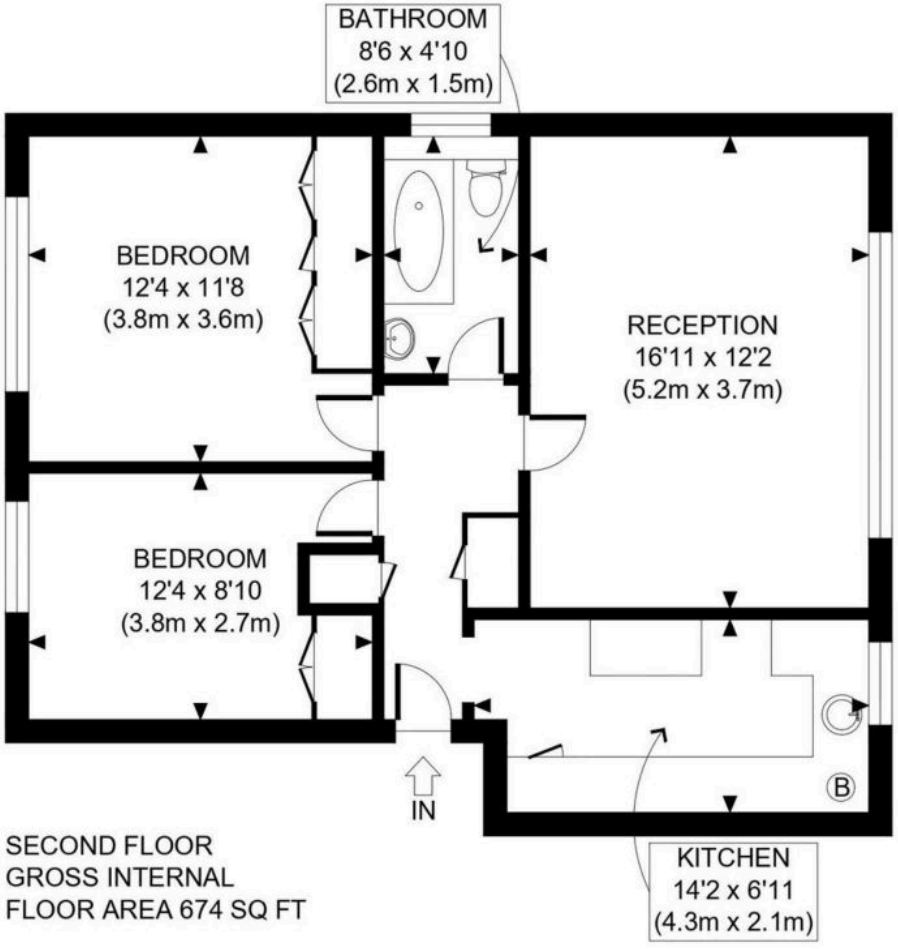
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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



APPROX. GROSS INTERNAL FLOOR AREA: 674 SQ FT/ 63 SQM

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