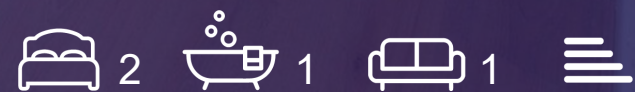




Newmarket Avenue, Northolt, UB5 4EP

£1,350 PCM







# Newmarket Avenue

Northolt, UB5 4EP

- SIXTH (TOP) FLOOR FLAT
- ENTRYPHONE
- SEPARATE FITTED KITCHEN
- ELECTRIC HEATING
- PART FURNISHED
- LIFT
- TWO DOUBLE BEDROOMS
- BALCONY
- DOUBLE GLAZED
- AVAILABLE NOW

Well presented two double bedroom sixth (top) floor flat with lift, balcony and unallocated parking. Benefitting from a 16'8 x 10'11 living room with wood effect laminate flooring, sofa and dining table with chairs, a modern separate fully fitted 11'4 x 7'2 kitchen with fridge freezer, electric oven with hob and extractor over, washing machine and gloss wall and base units. Leading to a private 6'9 x 2'9 balcony. Bedrooms measuring 13' x 9'10 and 13'11 x 8' both with wood effect laminate flooring and freestanding wardrobes. Fully tiled bathroom with shower attachment over bath. Electric heating and double glazed. Unallocated parking and entryphone system. Part furnished, available now. Situated 610 yards from Northolt Park's Railway Station and 780 yards from Northolt's Central Line Tube Station.





**Council Tax Band - B**







Floor Plans



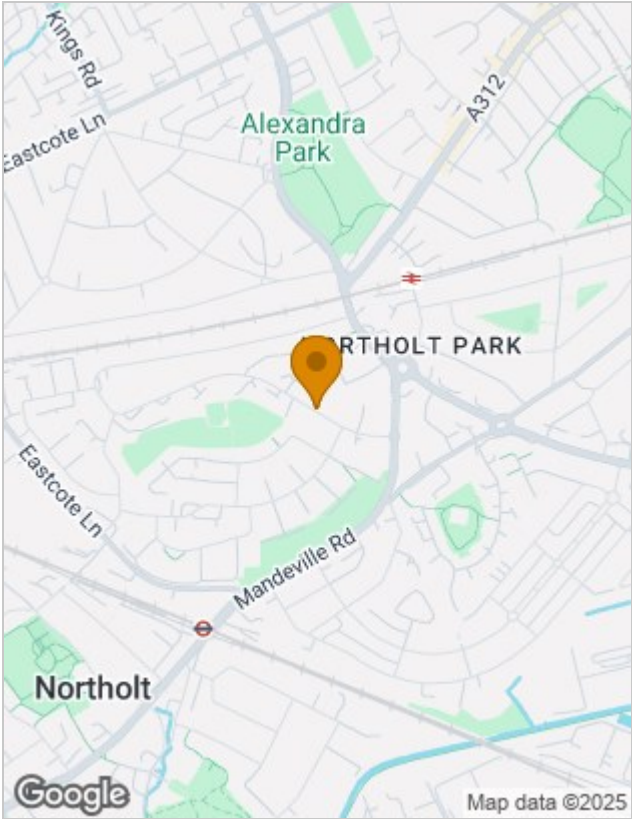
Viewing

Please contact our David Conway & Son Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |