



Russell Road, Northolt, UB5 4QS

Asking Price £289,950



# Russell Road, Northolt, UB5 4QS

A well-presented one bedroom ground floor garden maisonette with share of freehold and over 950 years on the lease. The property features a bright bay-fronted double bedroom with fitted wardrobes, spacious lounge and dining area, fitted kitchen, shower room and separate WC. To the rear, a generous private garden includes a versatile outbuilding with its own shower room and WC – ideal as a home office, gym or studio. Further benefits include off-street parking (allocated space), side access, gas central heating, double glazing, alarm system and security grills. Conveniently located within walking distance of Northolt Park station, Northolt Underground (Central Line), local schools including Greenwood Primary and Northolt High, plus nearby supermarkets such as Lidl, Sainsbury's and Co-Op.



- Extended ground floor garden maisonette
- Bright bay-fronted double bedroom with fitted wardrobes
- Spacious lounge and dining area
- Separate Modern fitted kitchen
- Shower room with separate WC
- Outbuilding with shower room and WC – ideal as a home office, gym or Studio
- Off-street parking (allocated space)
- Private large patio garden with side access
- Share of Freehold with a lease in excess of 950 years
- Walking distance to Northolt Park railway station



**Council Tax Band: C**

**Leasehold - Share of**



### **INTERNALLY**

This well-presented one-bedroom ground floor maisonette has a welcoming porch leading to a hallway, a bay-fronted double bedroom with fitted wardrobes, a through lounge with a spacious lounge and dining areas and a fitted kitchen with matching wall and base units, built under over and gas hob. The property also includes a shower room with rainfall shower and the benefit of a separate WC.

The private rear garden is a standout feature, providing both patio and lawn space. At the rear sits a self-contained outbuilding complete with power, shower room and WC, ideal for use as a home office, gym, studio, games room etc.

### **EXTERNALLY**

To the front is allocated off-street parking via the shared driveway. Side access leads to the private patio garden, which is larger than typical for this type of property and offers excellent seclusion.

### **LOCATION**

Well-positioned for commuters, with Northolt Park railway station a short walk away and Northolt Underground (Central Line) within easy reach. Local schools include Greenwood Primary, Rooks Heath and Northolt High. Everyday amenities are close by with Lidl, Sainsbury's and Co-Op nearby, as well as local green spaces.

### **ADDITIONAL INFORMATION**

Share of Freehold with a lease in excess of 950 years  
Council tax C -£1814



## Floor Plan



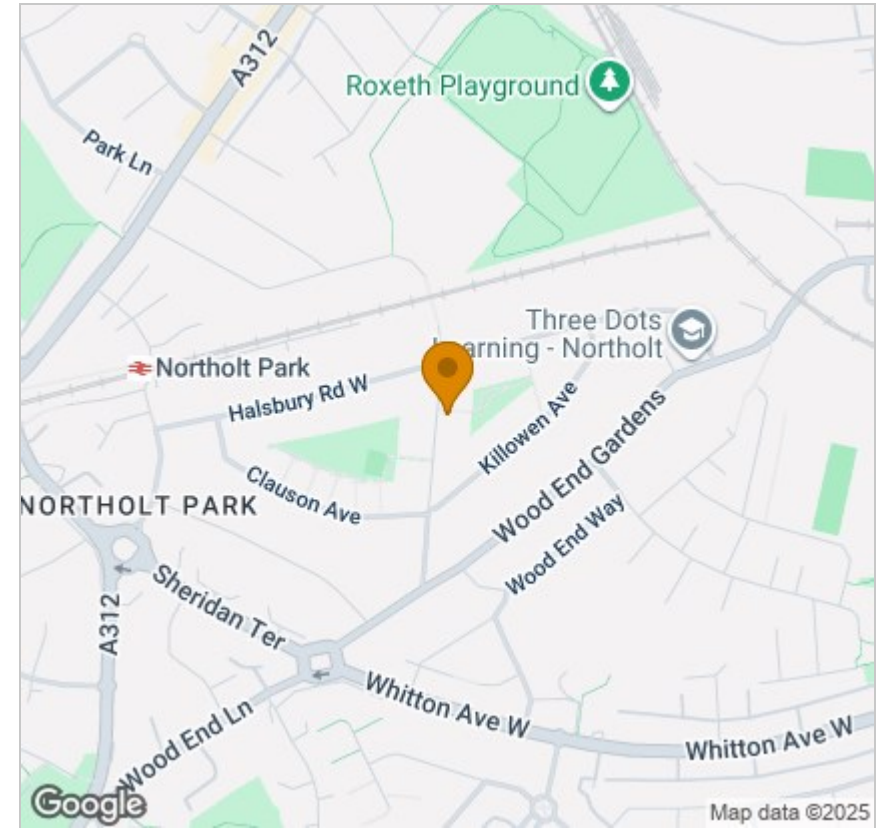
## Viewing

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

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## Area Map



## Energy Efficiency Graph

