



Floriston Court, Whitton Avenue West, Northolt, UB5 4JX

**Asking Price £300,000**



# Floriston Court, Whitton Avenue West, Northolt, UB5 4JX

A well-presented two double bedroom first-floor maisonette offered with a new 130-year lease. Recently refurbished with new carpets, fresh paint, a modern bathroom, and updated kitchen flooring. Features include a bright bay-fronted reception room, private rear garden, communal front garden, and on-street parking. Located just 0.4 miles from Northolt Park Station, 0.7 miles from Northolt Underground, and 1 mile from South Harrow Station. Ideally situated close to local shops, cafes, and several sought-after schools including Petts Hill and Greenwood Primary. Double glazed with gas central heating, this home is perfect for first-time buyers or investors seeking value and convenience. Council Tax Band C. Service charge £760 p.a. Double glazed and gas central heating. It's located within a ten-minute walk to Northolt Road, offering easy access to local shops, restaurants, and amenities. Northolt Park Station is only 0.4 miles away, Northolt Underground Station 0.7 miles away.

- First Floor Maisonette
- Purpose Built
- Two Double Bedrooms Newly Painted & New Carpets
- Reception Room
- Newly painted Kitchen with new Flooring
- Newly Refurbished Bathroom
- Private Rear Garden
- Communal Front Garden
- On Road Parking
- Leasehold- Lease 130 Years

**Council Tax Band: C**

Leasehold



### **INTERNALLY**

First floor purpose built maisonette. The front door of the property opens into an entrance lobby with newly carpeted stairs to first floor landing. Doors from the landing lead to a reception room with front aspect bay window and decorative wood paneling on one of the walls. Two double bedrooms both newly decorated including new carpets. The kitchen has also just been painted and has new flooring, it comprises of wall and base units, plenty of worktop space, under worktop oven, gas hob with extractor over, part tiled walls and rear aspect window overlooking the garden. A doorway from the kitchen leads to an inner lobby with a built in cupboard and a door to the newly refurbished bathroom which has a panel enclosed bath vanity wash basin, ladder style rowel radiator and low level WC. There is also a door from the inner lobby to the rear stairwell giving access to the garden. The property has double glazing and gas central heating.

### **EXTERNALLY**

Private rear garden, communal front garden. On road parking at front of property.

### **LOCATION**

Floriston Court is located within a ten minutes walk to Northolt Road with a number of local shops, restaurants and amenities. Transport links are Northolt Park Station 0.4 miles away, Northolt Underground Station 0.7 miles away and South Harrow Underground Station 1 mile away. There are a number of schools within the surrounding area which include Petts Hill Primary School 0.3 miles away, Greenwood Primary School 0.4 miles away, Wood End Infant School 0.5 miles away, Wood End Academy 0.6 miles away and The Weldon Park Academy 0.7 miles away.

### **ADDITIONAL DETAILS**

Ealing Council Tax Band C - £1,731.86

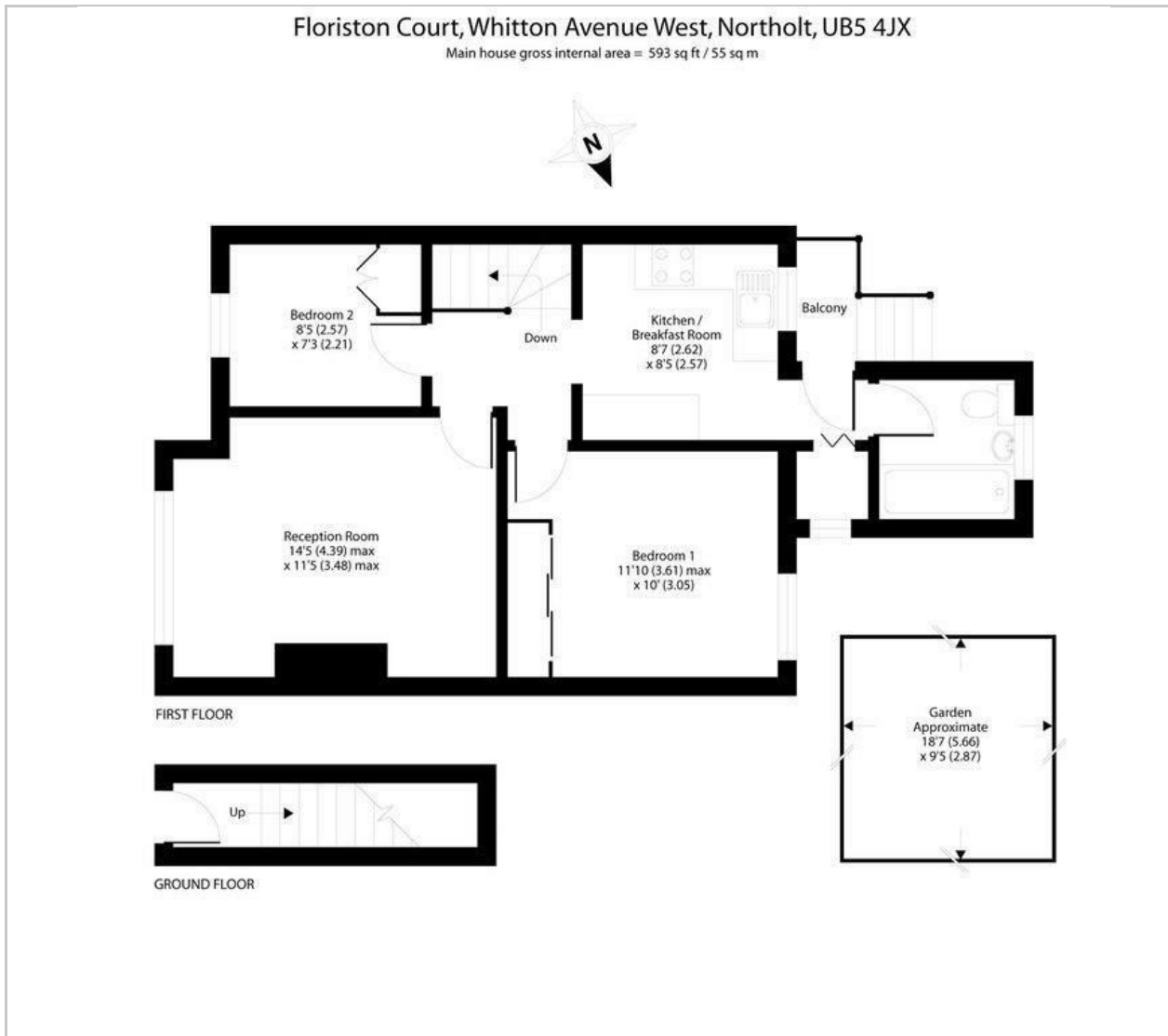
Service Charge £760.00 per annum

Leasehold - Lease 130 years

(all above as advised)



## Floor Plan



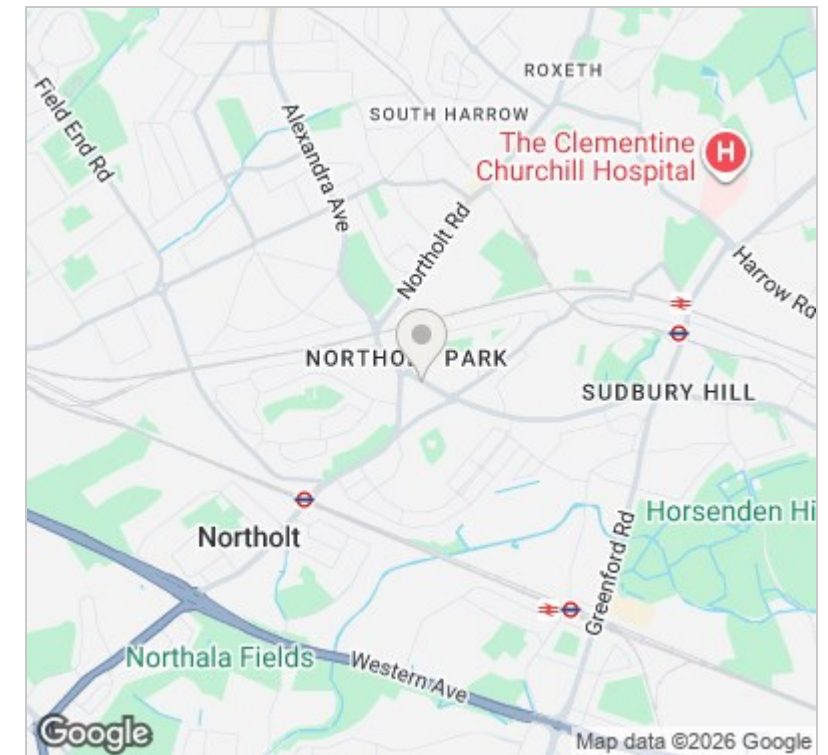
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	