



Weaver House, Higham Mews, Northolt, UB5 6DT

**Fixed Asking Price £215,000**

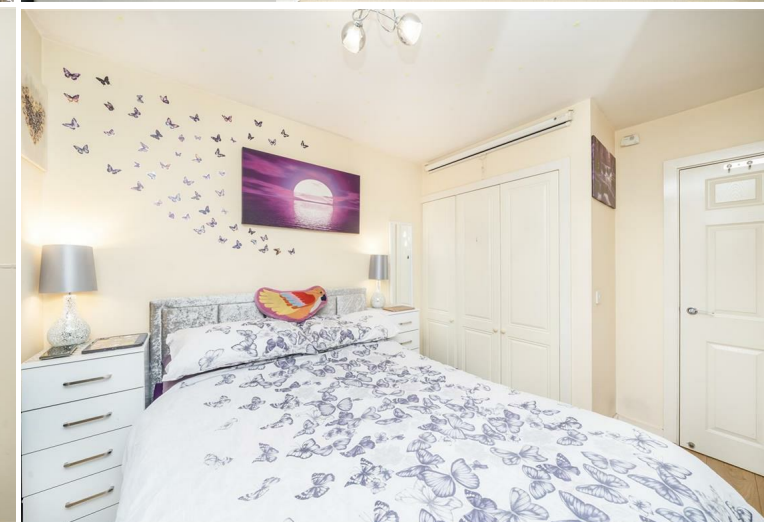
**Appliances Included**



## Weaver House, Higham Mews, Northolt, UB5 6DT

A modern one-bedroom apartment located in the sought-after Grand Union Village, Northolt. Set on the second floor, the property features a bright reception room, separate fitted kitchen, double bedroom with built-in wardrobe, and a contemporary bathroom. Benefits include secure underground parking, long lease, landscaped communal gardens, and excellent transport links.

- One-bedroom second floor apartment in sought-after Grand Union Village
- Bright reception room with large windows offering excellent natural light
- Separate fitted kitchen with ample storage and worktop space
- Double bedroom with integrated wardrobe and space for additional furniture
- Welcoming hallway with ample storage cupboard and good room separation
- A Lift Included With Secure video entryphone system and well-maintained communal areas
- Secure allocated underground parking space
- Well presented and ready to move into
- Long lease – approx. 104 years remaining
- Also available with 50% shared ownership option (£107,500)



## INTERNALLY

Upon entering the flat, you are greeted by a central hallway that leads to all principal rooms. The spacious reception room is bathed in natural light from its large windows. This inviting space is perfect for both relaxing and entertaining. The separate kitchen, located just off the hallway is well-equipped with ample cupboard and counter top space, making it a functional area for everyday cooking. Its layout allows for a good separation between living and culinary spaces. The bedroom has with built-in storage for convenience. Adjacent to the bedroom is a modern bathroom, complete with a full-size bath, WC, and basin.

## EXTERNALLY

Secure underground allocated parking space, two visitor cars may park in the same car park by prior arrangement with the management company. Free parking available outside the building.

## LOCATION

This flat is located in the popular residential area of Northolt, within the London Borough of Ealing. Residents benefit from excellent transport links, with Northolt Underground Station (Central Line) just over a mile away, providing direct access to Central London in under 30 minutes. Greenford, Southall, and Northolt Park stations also serve the area, offering further connectivity via National Rail. Major roads such as the A40 and M4 are easily accessible, making commutes to Heathrow Airport and surrounding areas straightforward. The local area offers a wide range of amenities. Everyday essentials are well covered with Tesco, Aldi, Lidl, Iceland, Sainsbury's, and Waitrose all within easy reach. Notable primaries include Gifford Primary School (rated Outstanding), Lady Margaret Primary, and Ravenor Primary, all within walking distance. Secondary options such as Greenford High School, Dormers Wells High, and Barnhill Community High are also nearby, providing strong educational options for children of all ages. For green space and leisure, residents can enjoy Northala Fields, a popular park known for its scenic mounds, lakes, and walking paths

## ADDITIONAL INFORMATION

Tax Band C

Leasehold, 104 years remaining

Annual service charge is £3,516.00

The service charge payments includes a sinking fund, with any surplus eventually refunded to the leaseholders.

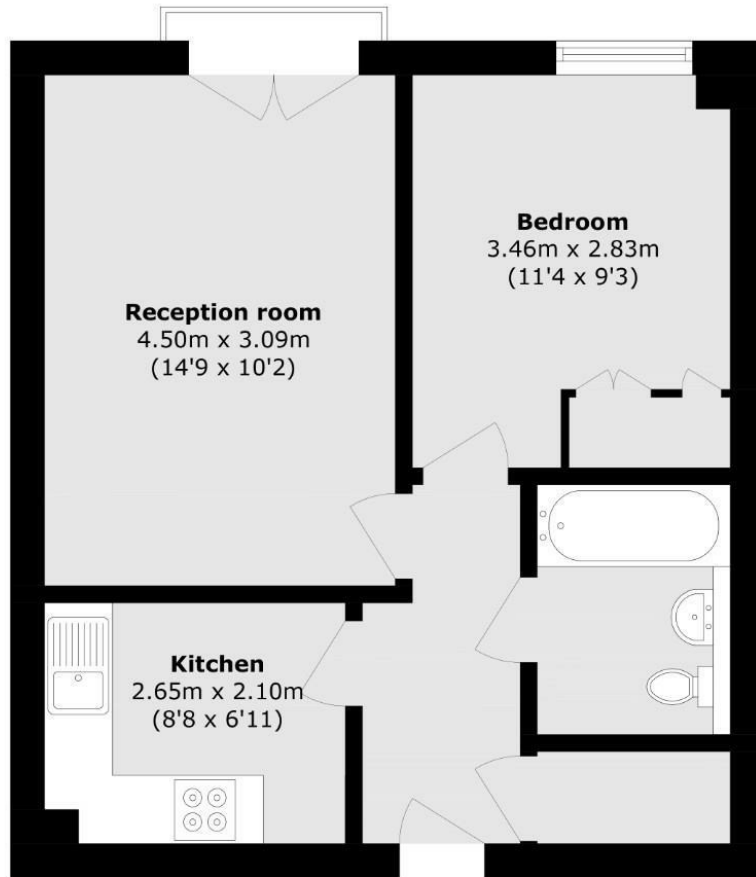
Variable Ownership Option: This property is offered with the flexibility to purchase between 50% and 100% ownership. Buyers can choose a share that suits their circumstances, for example 50% at £107,500, 75% at £161,250, or 100% ownership at £215,000 (subject to affordability and status). This innovative approach makes the home accessible to a broader range of purchasers while still allowing for full ownership if desired.

**Council Tax Band: C**

**Leasehold**



## Floor Plan



Total area (approx.): 40.8 sq. m (439.1 sq. ft)

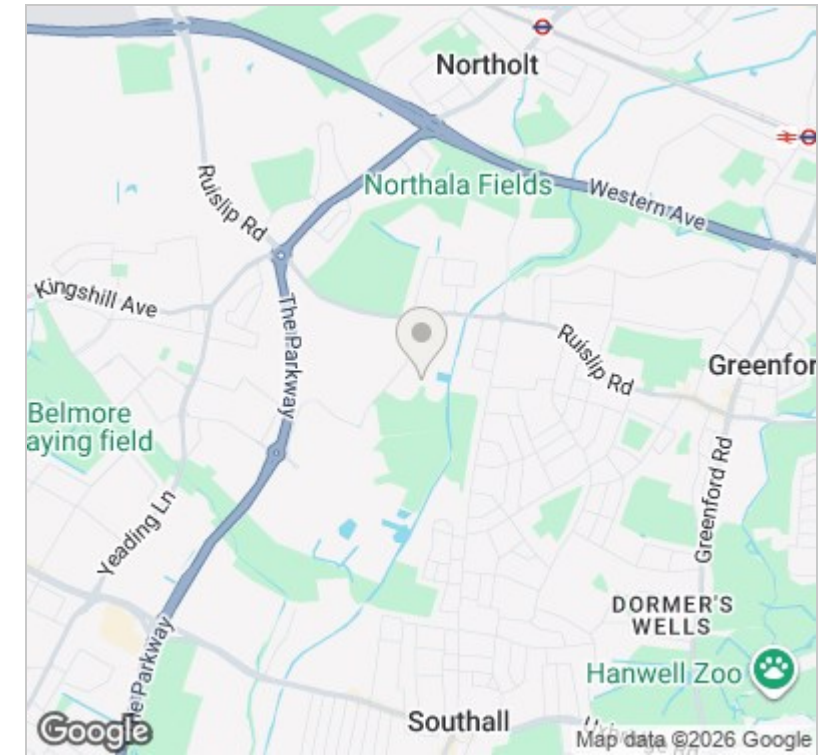
## Viewing

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>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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	