



dc  
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Established 1992

**FOR SALE**

020 8422 5222

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FIRST  
FLOOR  
MAISONETTE

107

Islip Manor Road, Northolt, UB5 5ED

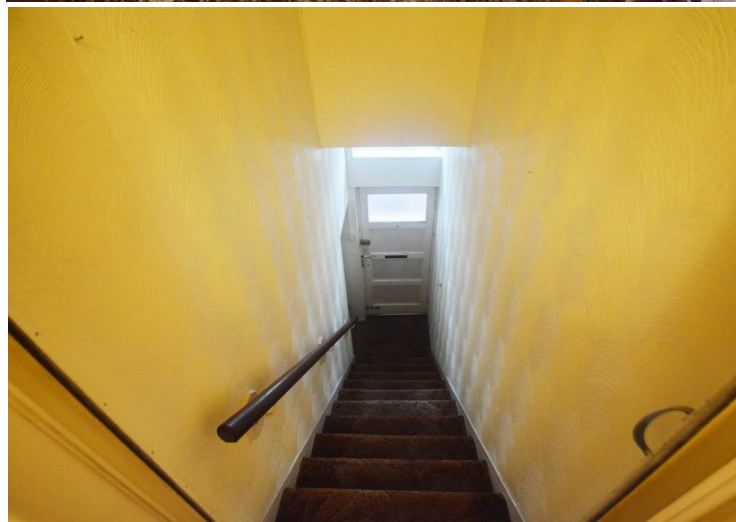
**Asking Price £285,000**

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## Islip Manor Road, Northolt, UB5 5ED

Offered chain free this two bedroom first-floor maisonette comes to market chain free and with its own substantial, private garden. Requiring internal refurbishment the property is spacious internally, measuring in at 744 square foot and is located within a ten-minute walk of Northolt Central Line station.

- Maisonnette
- First Floor
- Chain Free
- Two Double Bedrooms
- Spacious Reception Room
- Bathroom
- Kitchen
- Private Garden
- Loft
- Leasehold 87 Years Remaining



### **INTERNALLY**

This is a first floor maisonette. To the side of the property is the front door which leads into hallway with stairs to the first floor landing with hatch to loft perfect for storage. Doors off the hallway lead into a front aspect double bedroom, spacious reception room with multiple windows allowing in plenty of natural light, second double bedroom with rear aspect windows over looking the gardens, a bathroom and a spacious kitchen with area to dine and benefiting from a larder.

### **EXTERNALLY**

Private garden.

### **LOCATION**

Islip Manor within walking distance to Church Road with a number of shops and amenities. Northolt Underground Station is 0.7 miles away. There are a number of local schools which include Willow Tree Primary School and Northolt High School both 0.5 miles away, Alec Reed Academy and Belvue School both 0.9 miles away.

### **ADDITIONAL INFORMATION**

Council Tax Band C - £1,732

Leasehold 87 Years Remaining

Current Service Charge - £365.72 per annum for the period 1st April 2023 to 31st March 2024

Ground Rent £10 per annum

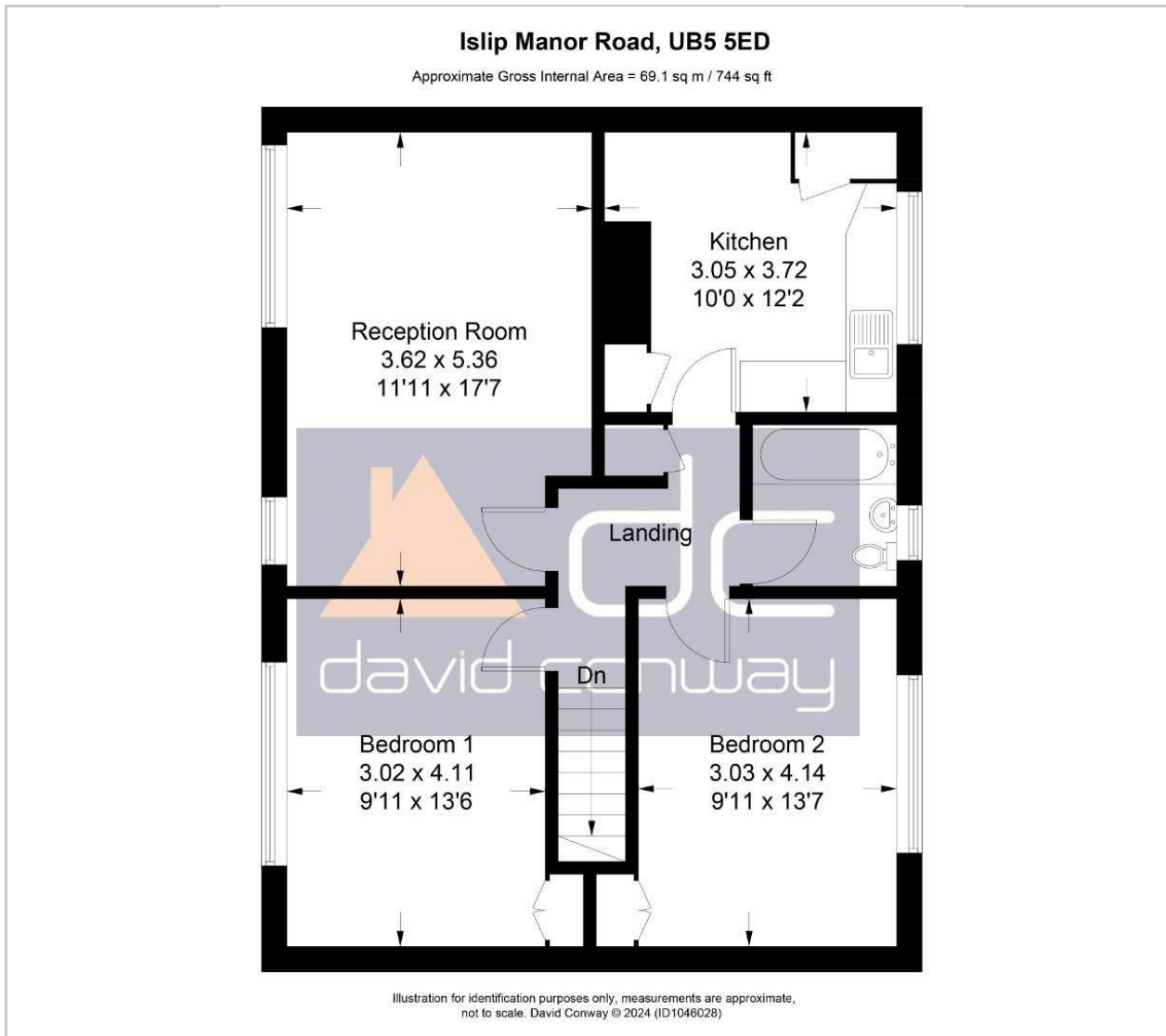
(All above as advised at time of listing)



**Council Tax Band: C**

Leasehold

## Floor Plan



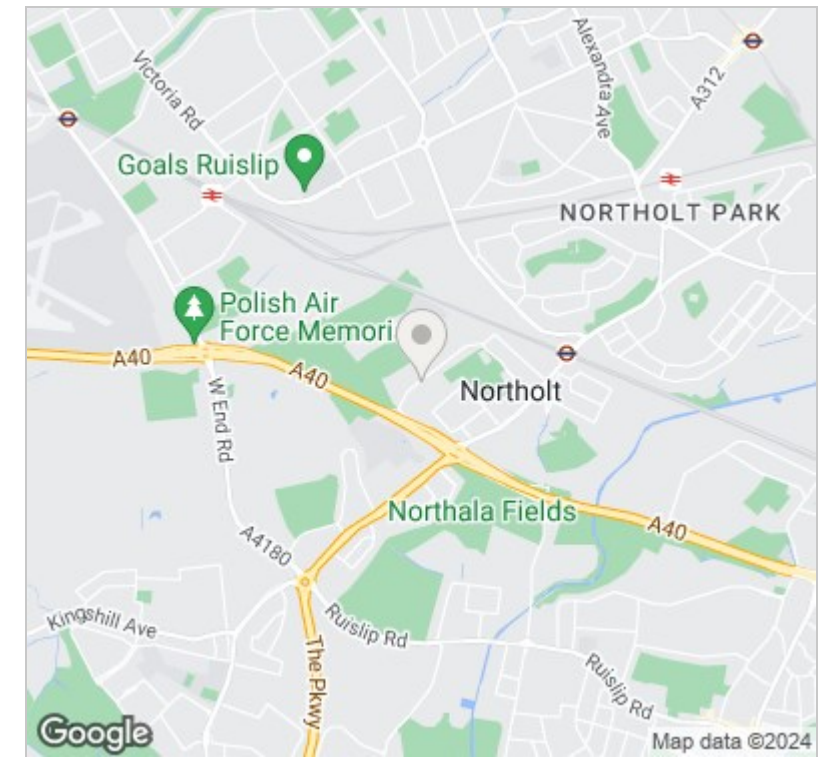
## Viewing

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>		<b>76</b>
(55-68) <b>D</b>	<b>50</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	