



Russell Road, Northolt Park, UB5 4QS

Offers In Excess Of £265,000



## Russell Road, Northolt Park, UB5 4QS

Offered with a share of freehold this first floor flat comes with it's own stretch of garden as well as off street parking to the front. Well maintained internally the property is located within a five minute walk of Northolt Park Station and ten minutes to Northolt Central Line Station.

- First Floor Maisonette
- One Double Bedroom
- Reception Room
- Fitted Kitchen
- Bathroom / WC
- Private Garden
- Off Street Parking
- Double Glazing
- Gas Central Heating
- No Stamp Duty For First Time Buyers



## INTERNALLY

This is a well presented first floor maisonette. The front door of this flat leads into hallway with stairs to the first floor landing. Doors off the hallway lead into a spacious reception room with a large window allowing in plenty of natural light over looking the gardens, kitchen is part tiled with matching wall and base units, a double bedroom with front aspect window and a bathroom comprising off a panel enclosed bath tub with folding shower screen, hand basin, wc and large window. There is gas central heating and double glazing throughout.

## EXTERNALLY

Private garden and off street parking.

## LOCATION

Russell Road is a sought after residential road between Halsbury Road West and Wood End Lane, approximately 0.7 miles from Northolt Chiltern Line Railway Station and South Harrow Station and 1 mile away from Sudbury Hill Station and Northolt Tube Station. Local schools include Greenwood Primary School 0.3 miles away, Wood End Infant School 0.4 miles away, Wood End Academy and The Welldon Park Academy both 0.6 miles away.

## ADDITIONAL INFORMATION

Council Tax Band C - £1,542.65

Share of Freehold

250 year lease from 2021 - 248 Years Remaining

Ground Rent > Peppercorn



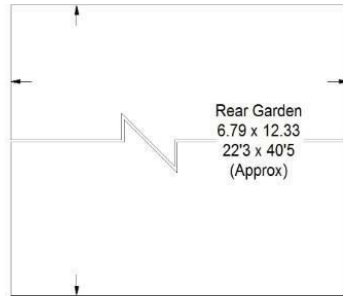
**Council Tax Band: C**

Leasehold - Share of Freehold

## Floor Plan

### Russell Road, Northolt, UB5 4QS

Approximate Gross Internal Area = 44.8 sq m / 482 sq ft



(Not Shown In Actual  
Location / Orientation)

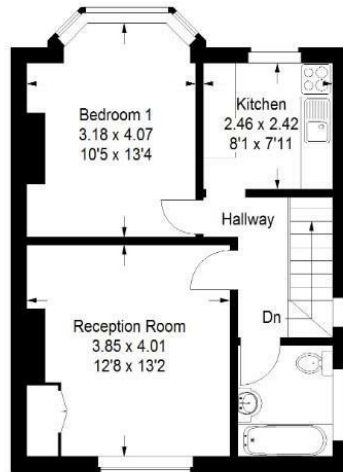


Illustration for identification purposes only, measurements are approximate,  
not to scale. David Conway © 2017 (ID363011)

## Viewing

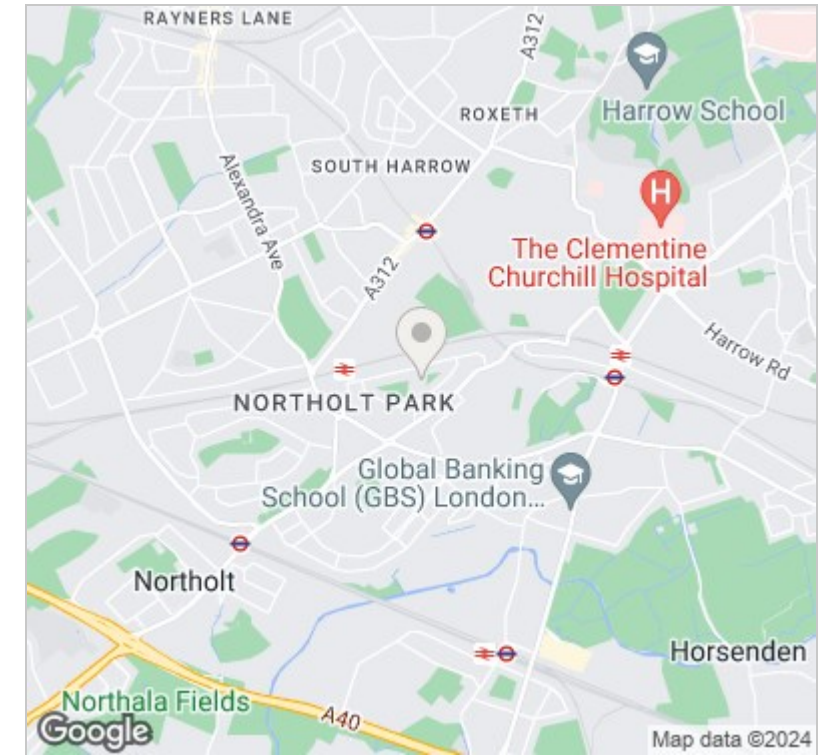
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### 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>64</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	