Welford House, Waxlow Way, Northolt, UB5 6FW

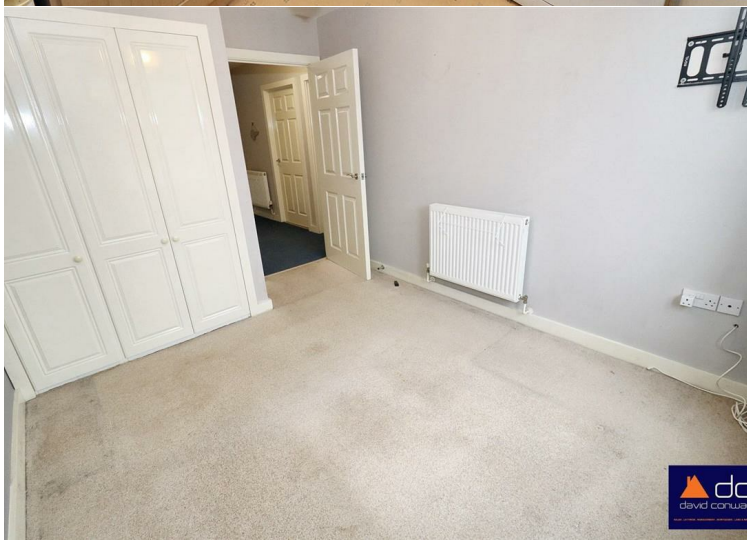
Asking Price £225,000

1 1 1 C

Welford House, Waxlow Way, Northolt, UB5 6FW

This well-presented one-bedroom ground-floor flat is situated within the sought-after Grand Union Village in Northolt, offering modern living in a well-connected location. The property features a spacious lounge diner with French doors leading to a private patio, a fitted kitchen with integrated appliances, a double bedroom with built-in wardrobes, and a modern bathroom with a panel-enclosed bath, pedestal sink, and WC. Additional benefits include gas central heating, double glazing, and an allocated permit parking space. Conveniently located 1.4 miles from Northolt Station (Central Line) and 1.6 miles from Greenford Station, with easy access to the A40, the property is also close to local shops, supermarkets, and high-rated schools. The Grand Union Village development offers a marina, green spaces, and nearby health services, creating a vibrant community atmosphere. Leasehold with 124 years remaining, the property has a council tax band of C (£1,731.86 per annum), a service charge of £1,844.00 per annum (subject to update in June), and a car park fee of £121.14 per annum. Ideal for first-time buyers or investors, this property provides a fantastic combination of comfort, modern amenities, and convenience in a desirable waterside setting. Viewings highly recommended!

- Ground Floor Flat
- Grand Union Village Development
- One Bedroom
- Lounge Diner
- Kitchen
- Bathroom
- Private Patio
- Gas Central Heating
- Double Glazing
- Permit Parking Allocated Space



INTERNALLY
Front door of property opens into a good sized hallway with doors to :- Part tiled kitchen with matching wall and base units. Built under oven with gas hob and extractor over, stainless steel sink and drainer unit, lounge diner with French doors opening onto a private patio. Double bedroom with fitted wardrobes and part tiled bathroom with panel enclosed bath, pedestal wash basin and WC. The property has gas central heating and double glazing throughout.

EXTERNALLY
Allocated space in car park.

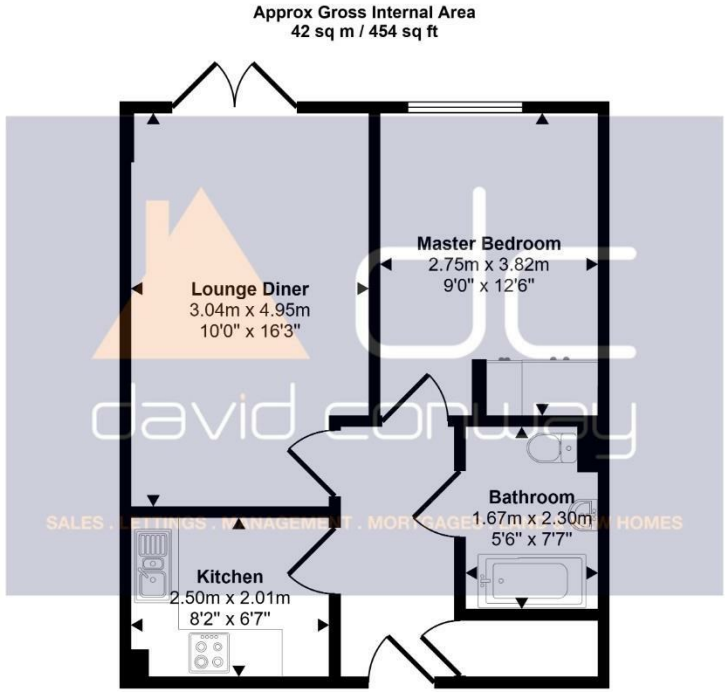
LOCATION
Waxlow Way is situated in the Grand Union Village Development. Nearby station include Northolt 1.4 miles and Greenford 1.6 miles away.

ADDITIONAL INFORMATION
Leasehold - Lease 124 years remaining
Council Tax C -£1,731.86 per annum
Service Charge - £1,844.00 per annum (to be updated in June)
Car Park -£121.14 per annum
(All above advised by Vendor)

Council Tax Band: C

Leasehold

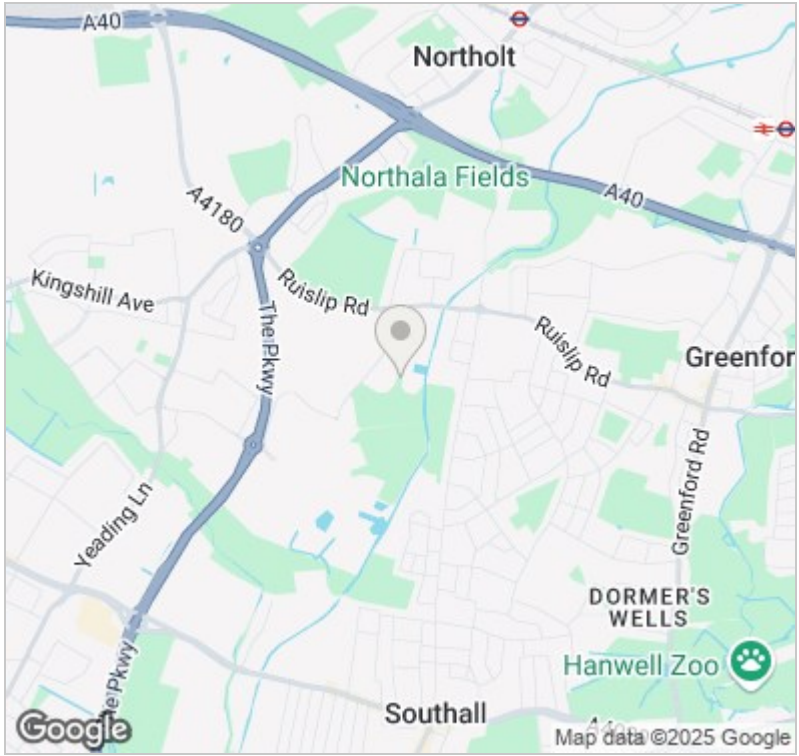
Floor Plan



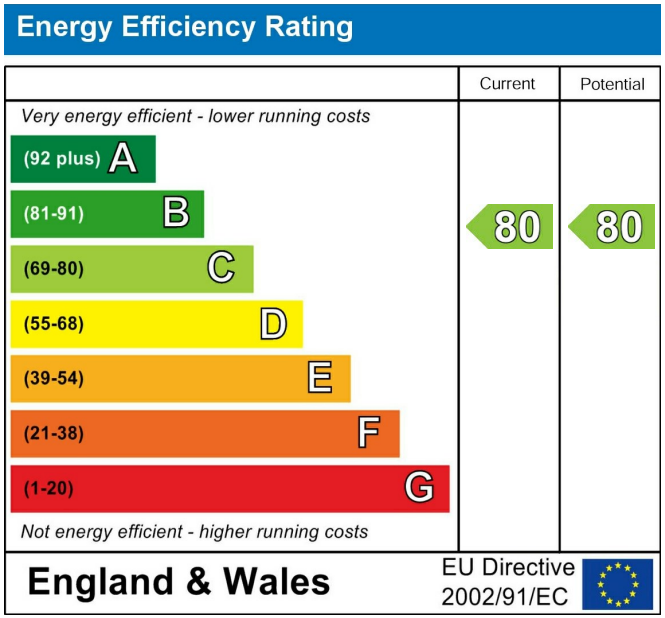
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS
Tel: 02084225222 Email: sales@davidconway.co.uk https://www.davidconway.co.uk/