



## Makepeace Road | Northolt | UB5 5UH

This beautiful one bedroom flat is set on the top floor of this small development in the heart of Northolt. Filled with light internally and set within a small development with fantastic links to both the A40 and Heathrow Airport the property represents a brilliant first step onto the property ladder.

## Asking Price of £239,000

- Top Floor Flat
- Refurbished To A High Standard
- One Double Bedroom
- Lounge/Diner
- Well Fitted Kitchen
- Loft Space
- Entryphone System
- Lease 151 years
- Gas Central heating / UPVC windows



**INTERNALLY** Recently refurbished well-presented 3rd floor flat with entryphone system, front door of property opens into the hallway with wooden flooring throughout the property. Doors from hall lead to reception room, bathroom and bedroom. There is a large reception/ diner, doorway from the reception area opens into a beautifully fitted kitchen. The kitchen has matching wall and base units offering plenty of storage, oven with extractor fan over and part tiled walls. The contemporary family bathroom comes with panel enclosed bath, handheld shower, wc and vanity wash hand basin, tiled walls and floor. The double bedroom is a good size room with fitted cupboards. There is a big loft space in the property which can be accessed from the reception room, UPVC double glazed windows and gas central heating throughout the property.

**EXTERNALLY** Unallocated off road parking.

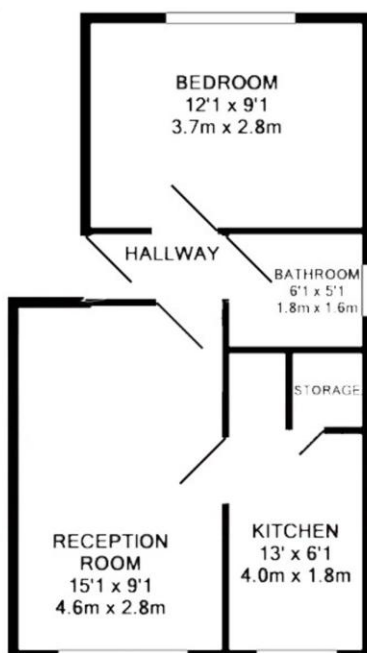
**LOCATION** Makepeace Road is located just off Church Road which is conveniently located within close proximity to Target Roundabout with access to A40 with easy access to West and Central London. Northolt Underground Station is 0.8 miles away providing quick and easy access into central west London, Central London and the City. In terms of local bus routes the number 90 can take you into Hayes and Central Northolt, the 120 takes you through to Hounslow, the 140 services Harrow, South Harrow and offers great access to Heathrow airport while the 282 will transport you to both Ealing and Mount Vernon Hospitals. There are plenty of local schools including Alec Reed Academy 0.6 miles, Gifford Primary School 0.5 miles and Viking Primary School 0.9 miles

Lease 151 years

Service Charge £710 per annum

Council Tax Band B £1,349.82 per annum

All above as advised



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 70                      | 77        |
| (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 |           |
| WWW.EPC4U.COM                               |          |                         |           |