



*ESTATE & LETTINGS AGENTS*

Floriston Court, Northolt, UB5



**FOR SALE £269,950 Leasehold**

Major Estates are pleased to bring to the market this ready to move into one-bedroom ground floor maisonette. The property has a warm welcoming hallway, front aspect reception room, double bedroom with window overlooking the garden, fitted kitchen and modern bathroom. With own section of garden which has a paved area with rest laid to lawn. Would suit first time buyers or investors who can achieve a great return on investment. Situated on a small court off Whitton Avenue West in Northolt with close transport links of Northolt Park and A40.

- One Bedroom
- Residents Free Parking
- Ground Floor Garden Flat
- 'Move In' Condition
- Modern Bathroom
- Fitted Kitchen

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

**Hallway:**

Wooden flooring, radiator, under stairs storage cupboard, leading to living room, bedroom and kitchen.



**Reception Room:**

4.25m (13' 95") x 3.65m (11' 98")

Double glazed bay window to front aspect, radiator, wooden flooring, TV point, telephone point and power points.





**Bedroom:**

3.63m (11' 91") x 3.09m (10' 14")

Double glazed window to rear aspect, radiator, laminated wood flooring, fitted wardrobe, Tv point and power points.





**Kitchen:**

2.81m (9' 24") x 2.57m (8' 45")

Double glazed window to rear aspect, tiled wood effect flooring, units to eye and base level, work top surfaces, partly tiled walls, stainless steel sink unit with mixer tap, ceramic hob with pyrolytic self cleaning oven below and extractor above and plumbing for washing machine.





**Inner lobby:**

1.32m (4' 36") x 3.m (6' 62")

Tiled wood effect flooring, double glazed Upvc door to side aspect, storage cupboard housing boiler and meters.

**Bathroom:**

1.87m (6' 15") x 1.70m (5' 58")

Double glazed window to rear aspect, radiator, tiled wood effect flooring, tiled enclosed bath tub with mixer ap and shower attachment, low level Wc and hand wash basin with mixer tap.



**Garden:**

Approx 40'

With paved area and rest laid to lawn, lighting and electrical sockets and wooden garden shed.



Tenure:  
Leasehold

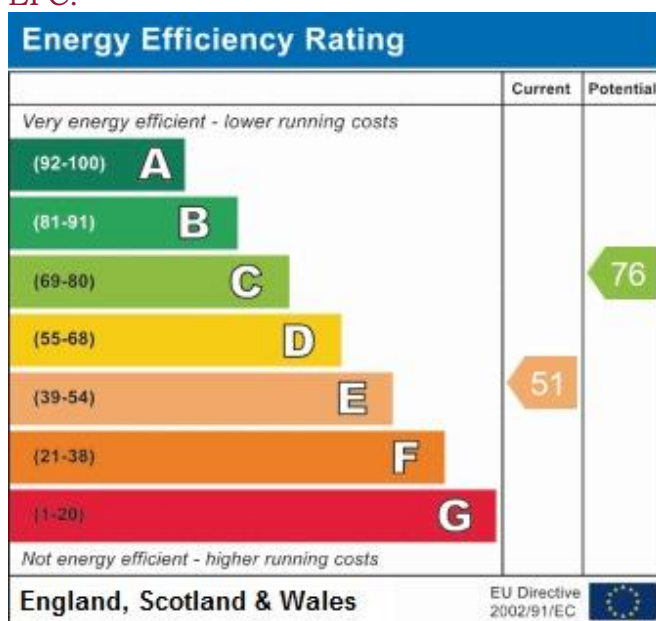
Local Authority:  
London Borough Ealing

Lease:  
83 year's remaining

Service Charge:  
£673.00 per year

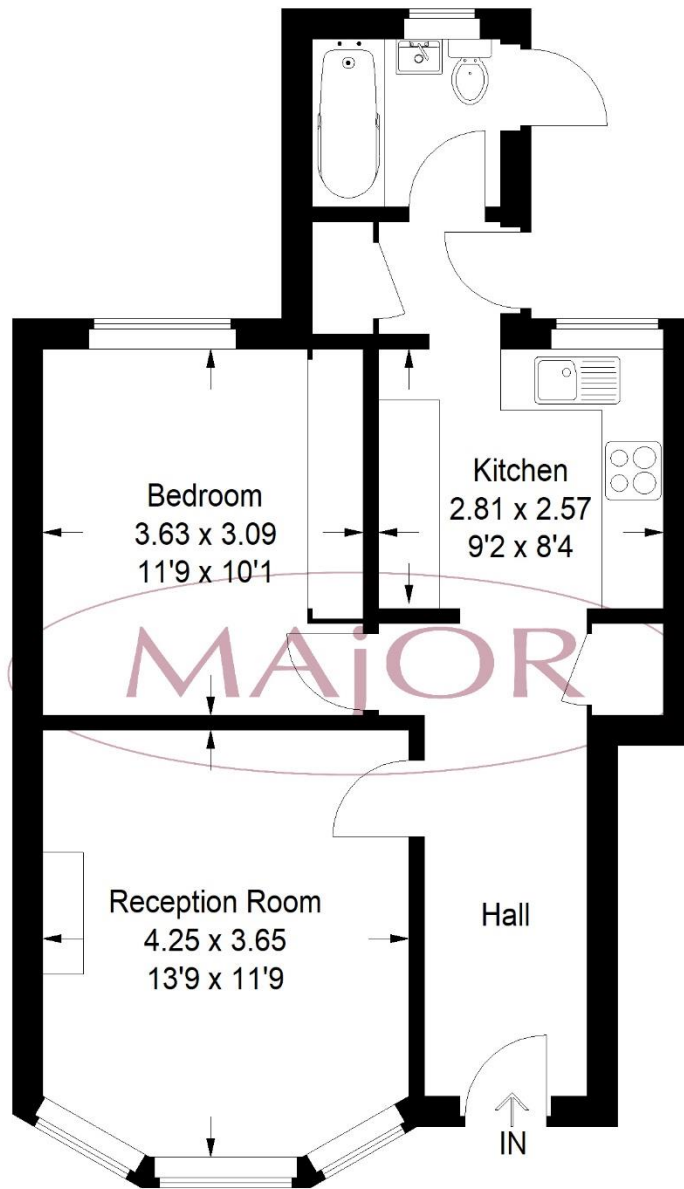
Ground Rent:  
£100.00 per year

EPC:



Address:  
Floriston Court, UB5

# Floor Plan



Approximate Gross Internal Area  
49.7 sq m / 535 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 757295)



**Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

**Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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