



CARR ROAD, MIDDLESEX, UB5

£335,000 LEASEHOLD

CHARMING MAISONETTE FOR SALE

Tenure: Leasehold 926 years Approx.

Council Tax Band: C (London Borough of Ealing)

EPC Rating: D (Expiry July 2024)

Service Charge: £0.00

Ground Rent: £0.00

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DESCRIPTION:

Winkworth Harrow are delighted to offer this charming first floor, two bedroom maisonette to the sales market.

Comprising a bright hallway, sizeable reception, family bathroom and two double bedrooms, Carr Road is a rare gem which is ideal for first time buyers and investors alike.

Carr Road is conveniently located in extremely close proximity to Northolt's wealth of local amenities, with Northolt Leisure Centre and Northolt Underground Station just a short walk away.

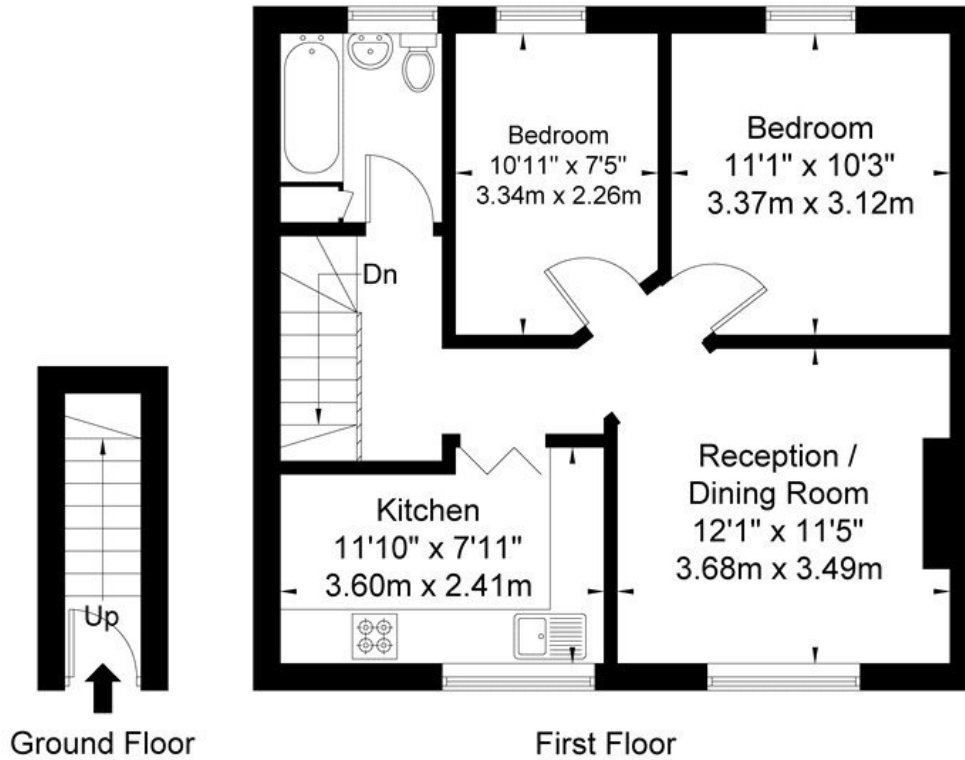
Further benefits include unexpired leasehold of approximately 900 years, no Service Charges or ground rent. The property benefits from access to a well maintained garden.





Carr Road Northolt UB5 4RL

Approx Gross Internal Area = 54.7 sq m / 588 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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