



Millway Gardens, Northolt, UB5 5DU

Asking Price £320,000 Leasehold



**KEY FEATURES:**

- 924 YEAR LEASE
- 638 SQFT
- GOOD CONDITION
- 2 BEDROOMS
- 1 BATHROOM
- SEPARATE KITCHEN
- PRIVATE GARDEN

PRICED TO SELL, YOU OFFER WE NEGOTIATE!

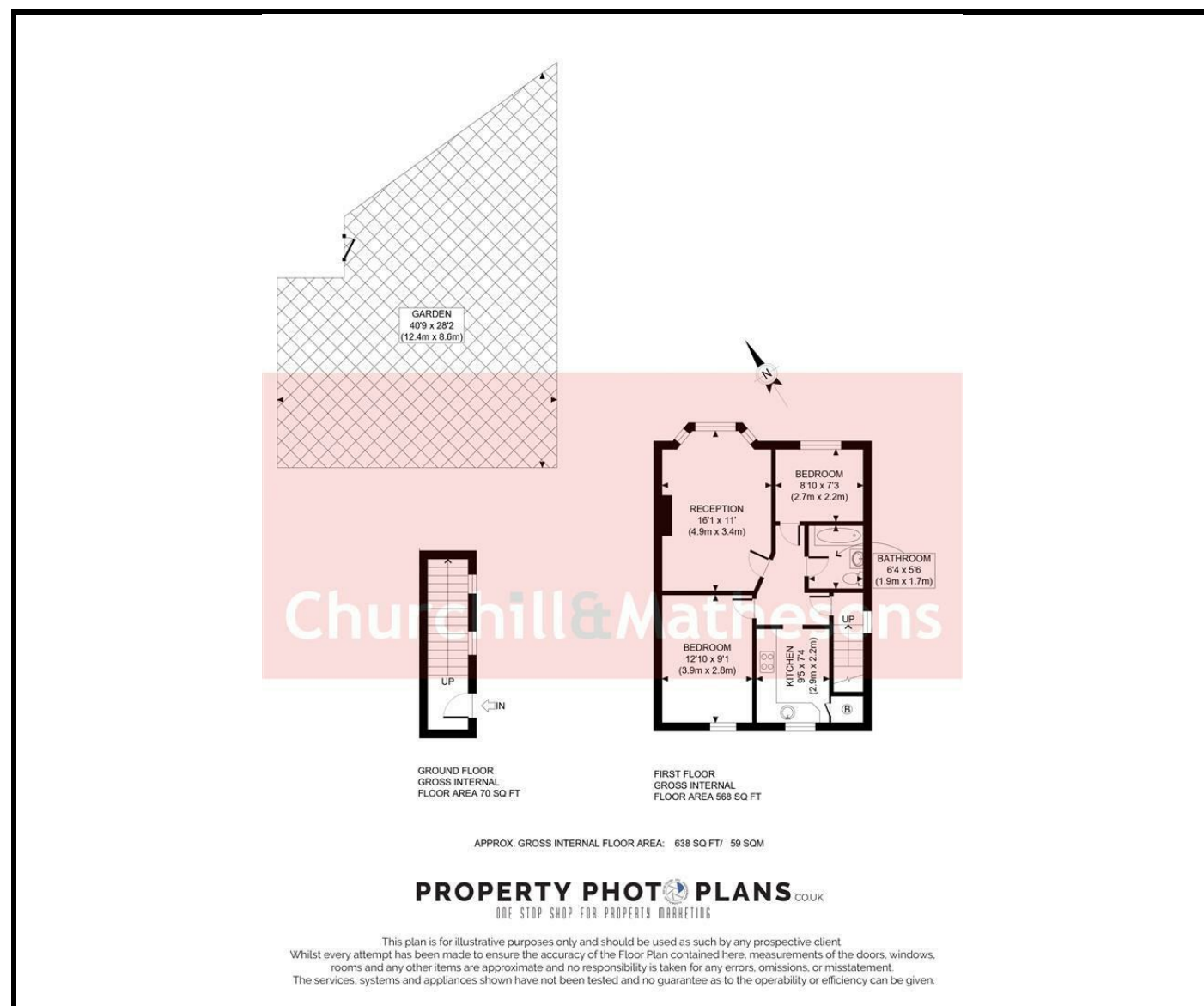
Nestled in the tranquil setting of Millway Gardens, Northolt UB5, this well laid out first-floor flat offers a perfect blend of comfort and convenience. Spanning 638 sqft, the property boasts 2 well-proportioned bedrooms, making it an ideal choice for couples or small families.

Upon entering, you will find a welcoming south facing reception room that provides a warm and inviting space for relaxation or entertaining guests. The flat is presented in good condition, ensuring that you can move in with ease and start enjoying your new home right away.

The property features a well-appointed bathroom, catering to all your daily needs. It has a private garden, perfect for gardening, al fresco dining, or simply unwinding in the fresh air.

Located in Northolt, this flat benefits from excellent transport links with easy access onto the A40 and close to Northolt Station (Central Line). The Islip Manor Park/Sports field for walks and relaxation, Twinkle Tots Day Nursery if you have young ones, and local amenities are a short walking distance away. All this makes it a practical choice for those commuting to central London or seeking the convenience of a great location.

In summary, this charming 2-bedroom flat in Millway Gardens is a wonderful opportunity for anyone looking for a comfortable home in a small block with the added benefit of a private garden. Do not miss the chance to make this lovely property your own.



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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.