



### Down Way, Northolt, UB5 6PQ

WITH NO ONWARD CHAIN AND ENJOYING SEMI RURAL VIEWS, WE OFFER FOR SALE THIS SPACIOUS AND WELL PRESENTED 2 DOUBLE BEDROOM PURPOSE BUILT FIRST FLOOR MAISONETTE WITH A HUGE GARDEN.

With gas central heating and double glazed windows the property has an entrance hall area, stairs to the 1st floor landing with doors to all rooms and full width loft storage space. There is a 17ft lounge/ dining room, modern fitted kitchen/breakfast room, 2 double bedrooms and a modern bathroom.

Outside has a significant sized private garden.

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT.**

Down Way is located within a much sought after residential area close to local shops, St Raphaels Catholic Primary School, Barnhill Community College and transport links for the A40 London, Hayes Town Elizabeth line station, Northolt central line station and Heathrow.

**Asking Price £335,000**

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63. Down Way, Northolt, UB5 6PQ



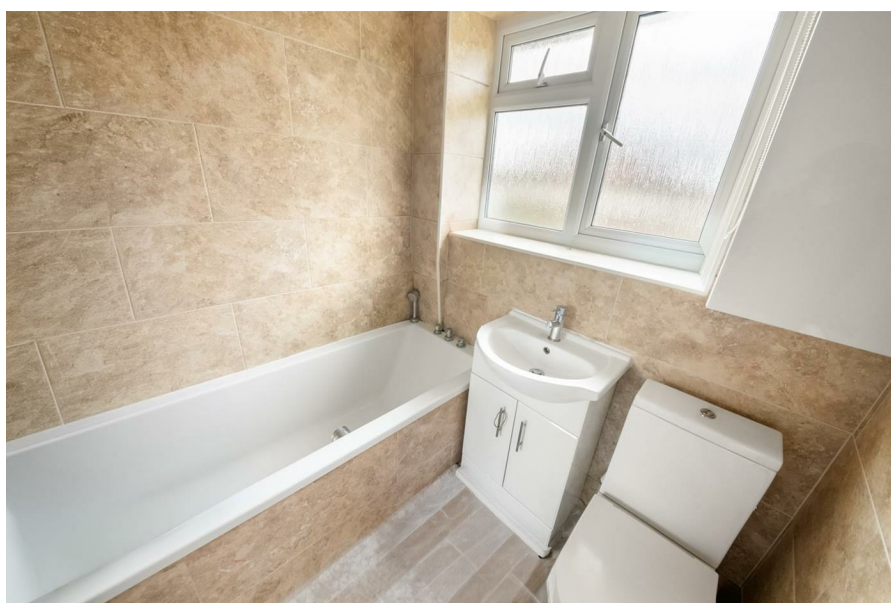
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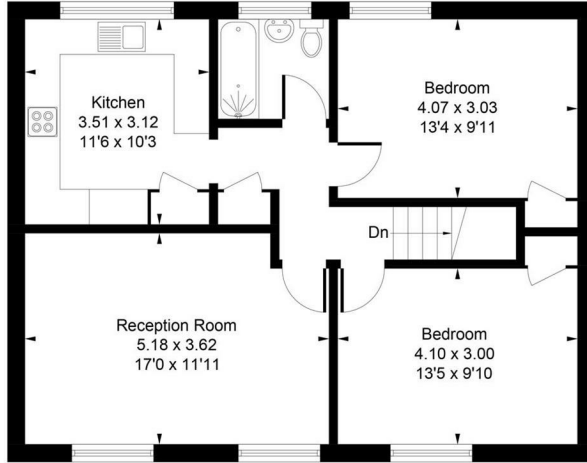
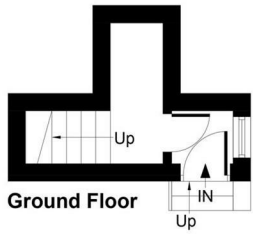


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Approximate Gross Internal Area  
73.22 sq m / 788 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>60</p>	<p>65</p>

**England & Wales**

EU Directive  
2002/91/EC



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