

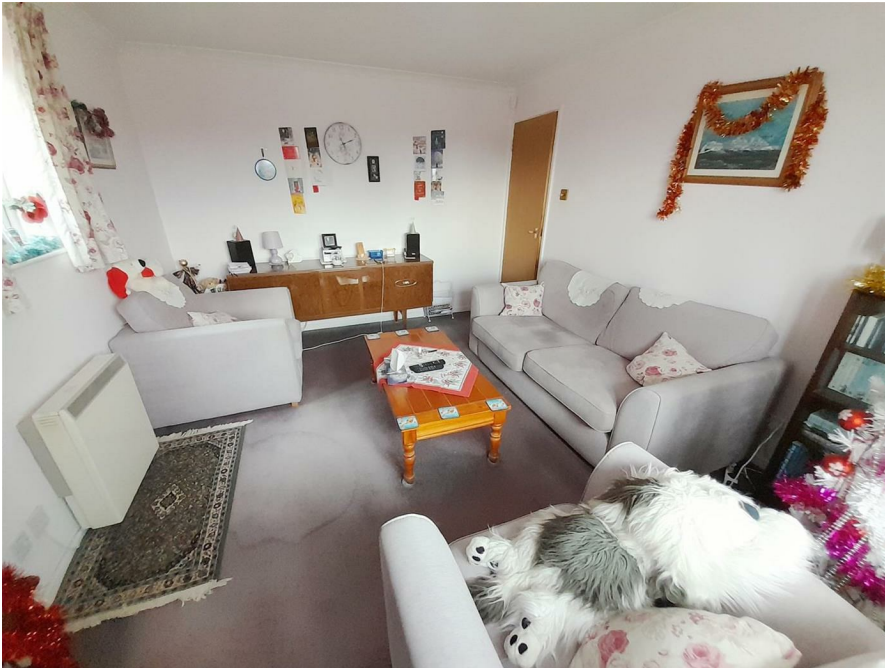


Rabournmead Drive, Northolt, UB5 6YL

This is a very well presented 2nd floor purpose built 2 DOUBLE BEDROOM FLAT WITH A 250 YEAR REMAINING LEASEHOLD. You have Economy 7 electric storage heating, double glazed windows, well tended communal gardens and a residence car park with 2 ALLOCATED SPACES. The accommodation provides a carpeted communal entrance with entry phone system and stairs to both upper floors. Inner hallway with doors to all rooms and loft storage space. Spacious lounge, modern fitted kitchen and bathroom plus 2 double bedrooms. Rabournmead Drive is a quiet cul de sac in close proximity to South Ruislip / Eastcote and Northolt High Streets offering a selection of shops, cafes and restaurants. The Metropolitan/Piccadilly and Central lines are located nearby, providing access to Baker Street and the City. It is also conveniently located to Victoria Road Retail Park and Sainsburys plus the A40/M25 providing access into London. You are also conveniently located for a number of highly regarded schools including Field End and Ruislip High School.
 Excellent First Time Buy or Buy to Let investment.

Asking Price £270,000

172 Roubourne Drive, Northolt, UB5 6YL



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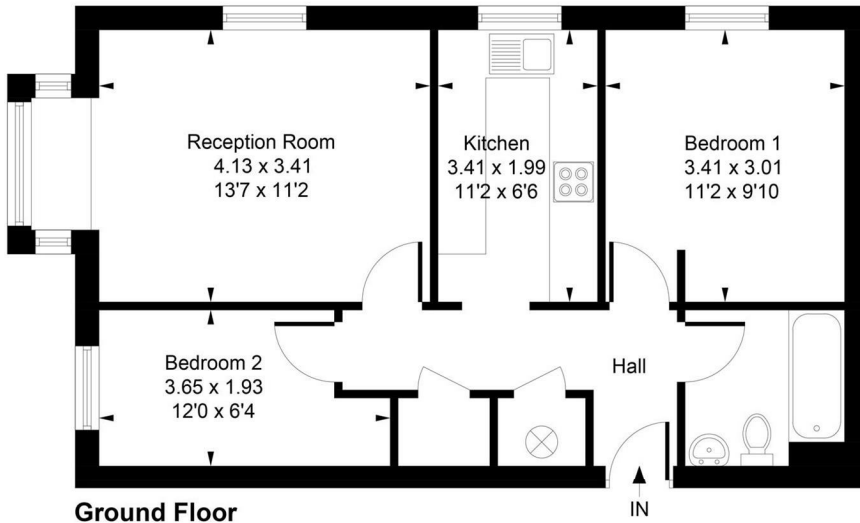


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Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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