



### Old Ruislip Road, Northolt, UB5 6QB

#### 'UNIQUE RENOVATION PROJECT'

FULL OF CHARACTER - THIS IS AN OPPORTUNITY TO RE-CREATE AND RE-STORE A FREEHOLD 2/3 DOUBLE BEDROOM SEMI DETACHED COTTAGE - ORIGINALLY BUILT IN THE 1880'S.

This very interesting property has a kitchen with door to a court yard garden, dining room and separate lounge. A spiral staircase leads to the first floor where you have 2 double bedrooms and a bathroom.

Outside has a front garden and own drive parking 2 cars (there is also extension potential stpp).

The property is set back on the Old Ruislip Road convenient for access to the A40 London, Northolt central line station, local schools, Greenford and the Hayes-by-Pass for Heathrow Airport (LIDL supermarket is also close-by).

AVAILABLE WITH NO ONWARD CHAIN!

**Guide Price £380,000**

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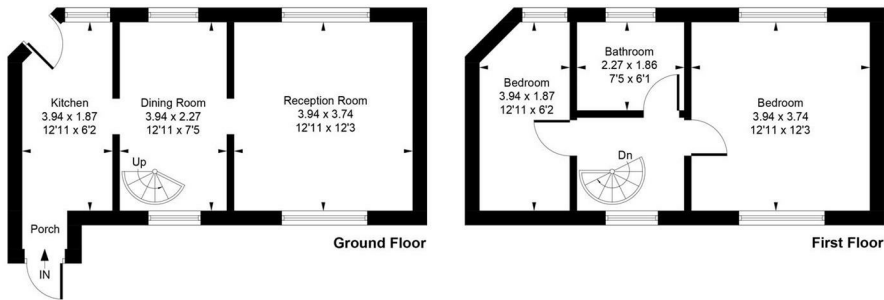
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Approximate Gross Internal Area  
62.0 sq m / 668 sq ft




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>52</p>	
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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