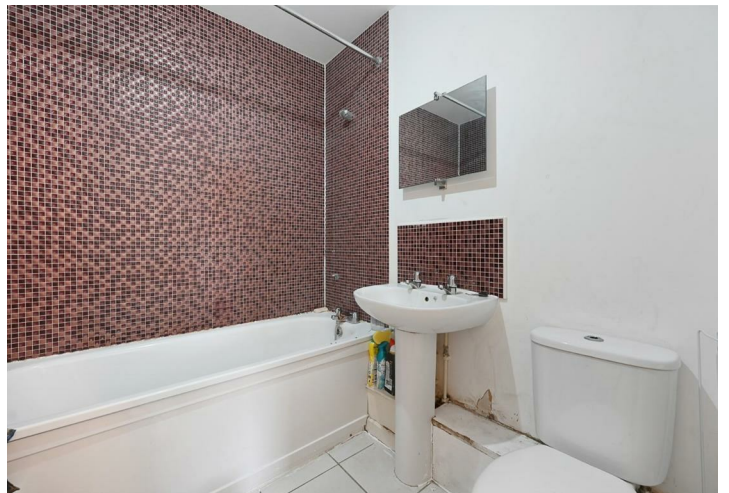


Rolfe East



Grantham House, Northolt, UB5 6WS

£270,000 Leasehold

- Two double bedrooms
- Chain free sale
- First floor
- Long lease
- Allocated parking space
- Private balcony
- Large open plan lounge/diner
- Must be viewed

Sold without any onward chain, is this conveniently located and highly sought after two double bedroom apartment with a private balcony and allocated parking, part of the Grand Union Village in Northolt.

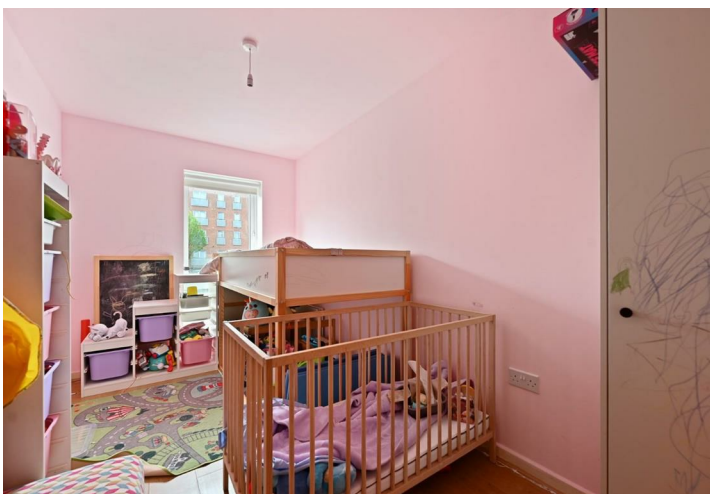
The property offers contemporary living in a modern waterside development and benefits from a welcoming hallway, modern and fully fitted kitchen, two double bedrooms, a large family bathroom and large open plan lounge/diner which gives access to the private balcony. Outside, there are well maintained communal grounds and parking

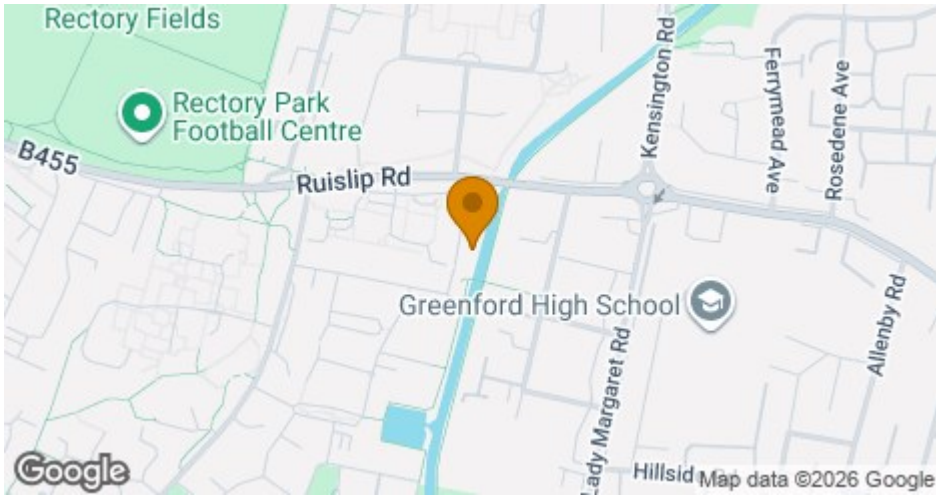
The village is conveniently located with easy access to multiple bus routes going to Ealing, Northolt station, Greenford Broadway, and Heathrow to name a few. And a short distance away you will find a Tesco super store with Easy access to the A40, Hayes bypass and the M4 offering simple links to west and central London. No gas or boiler in flat; but a fully-serviced Heat Interface Unit (HIU) as heating and hot water comes from a Communal Heating Plant (CHP) on ground floor.




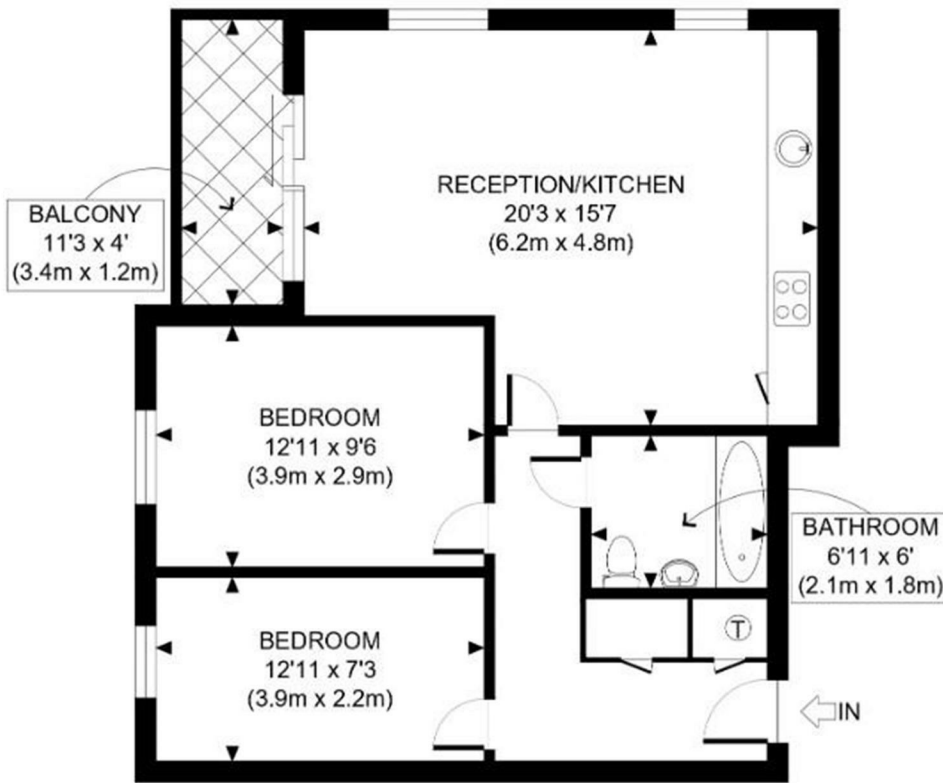
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 658 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 658 SQ FT/ 61 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.