



**13 Middlewich House  
Northolt, Middlesex UB5 6GF**

**£1,700 PCM**

Two bedroom 3rd floor flat, lifts, two Double Bedrooms, 2 Bathrooms, Double Glazed, Gas Central Heating, views over canal, undercover parking, EPC "B", Council Tax Band "D", available from 15th of August

## 13 Middlewich House, Northolt, Middlesex UB5 6GF

### Kitchen/Living Room

22'1" x 12'4" (6.74 x 3.78)

### Bedroom 1

15'8" x 8'10" (4.78 x 2.71)

### Bedroom 2

11'10" x 8'8" (3.61 x 2.65)

### Bathroom

7'3" x 5'7" (2.21 x 1.72)

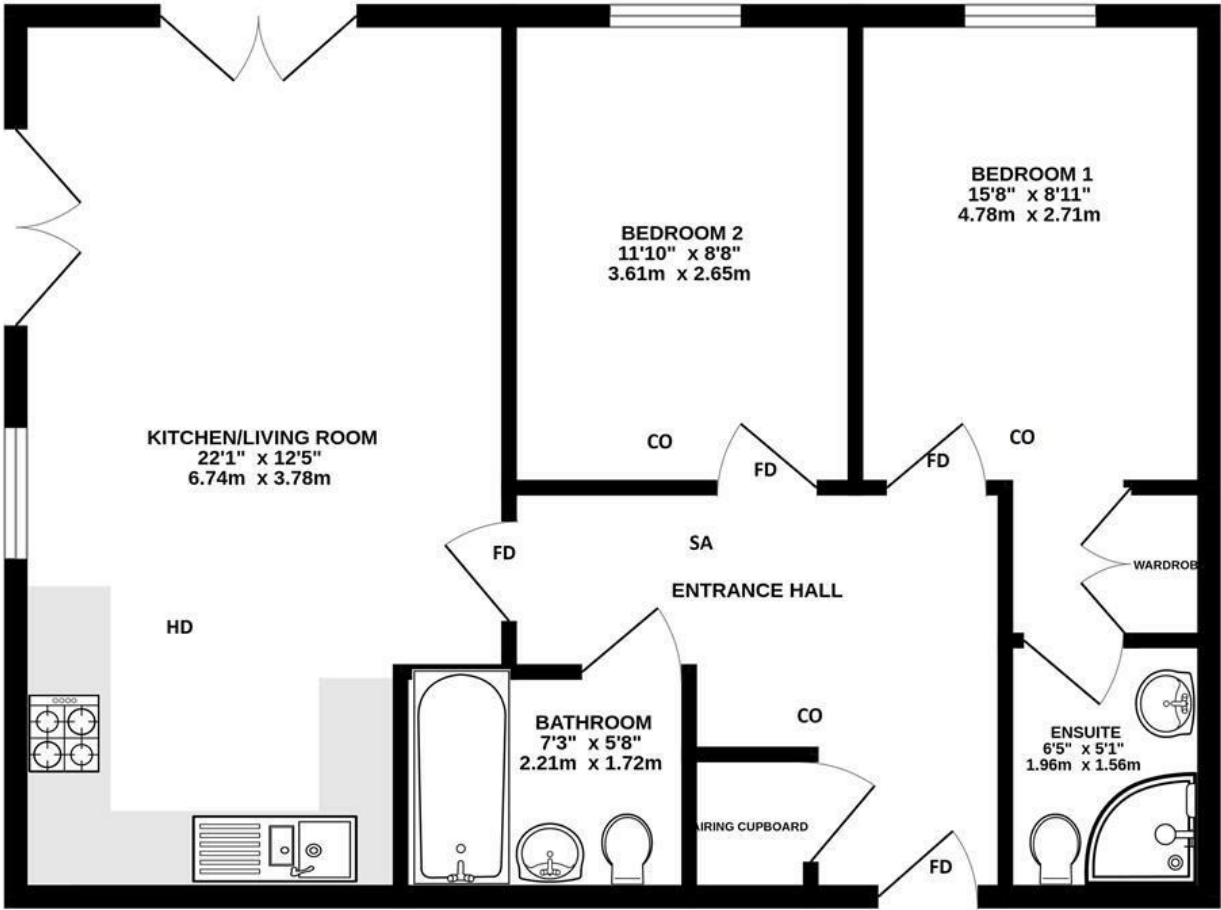
### Ensuite

6'5" x 5'1" (1.96 x 1.56)



# GROUND FLOOR

663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	
		81	81		84 84