



24 Harborough House, Taywood Road, Northolt, Middlesex,
UB5 6GW

EVANS
& COMPANY

Harborough House Northolt

- Second Floor
- 2 Double Bedrooms
- Open Plan Lounge/Kitchen
- 2 Bathrooms
- Double Glazed
- Gas Central Heating
- No Upper Chain
- Under Ground Parking
- EPC 'B'

Situated in the ever popular GRAN UNION VILLAGE is a Two double bedrooms second floor apartment, two bathroom, lounge with views over the Grand Union Canal, open plan kitchen with built in appliances, undercover parking, double glazed, GCH, closes to bus E6, (EPC `B`) The property is offered with vacant possession

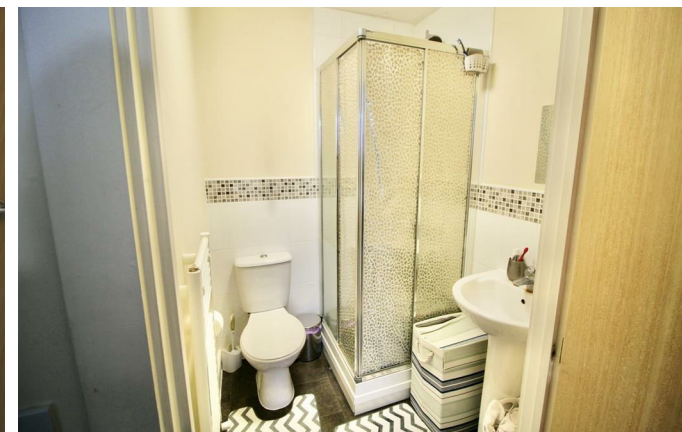
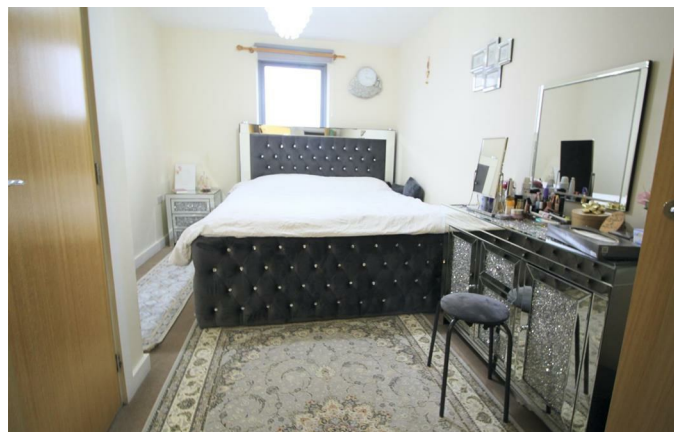
Communal entrance door

Communal entrance hall with letter boxes, door to under cover parking, lifts and stairs to second floor

Front door to

Entrance Hall

Radiator, airing cupboard housing boiler



Open Plan Lounge/Kitchen

17'7 x 11 (5.36m x 3.35m)

Juliette balcony and doors with views over Grand Union Canal, radiator,

Kitchen area window to side, single drainer single bowl stainless steel sink uno with mixer taps and cupboards under, further range of wall and base units with rolled top work surfaces, inset 4 ring gas hob with oven under and stainless steel cooker hood over, integrated washer/dryer, integrated fridge freezer

Master Bedroom

14'4 x 9 (4.37m x 2.74m)

Double glazed window over looking Grand Union Canal, radiator

En-suite Shower Room

5'7 x 4'11 (1.70m x 1.50m)

Shower cubical with sliding doors, low level w.c. pedestal wash hand basin, heated towel rail, extractor fan

Bedroom 2

14'4 x 8'7 (4.37m x 2.62m)

Double glazed window over looking Grand Union Canal, radiator

Family Bathroom

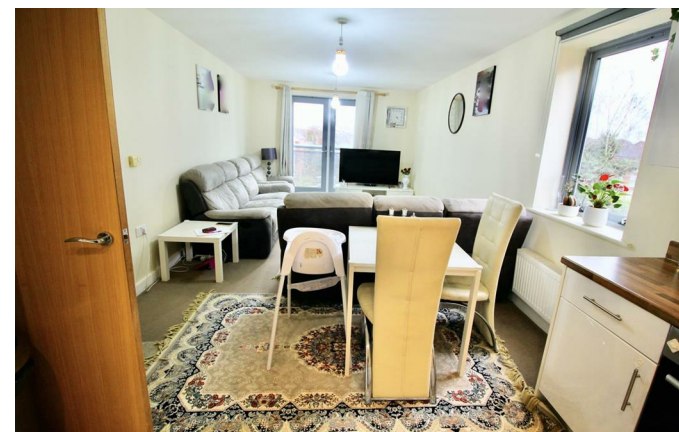
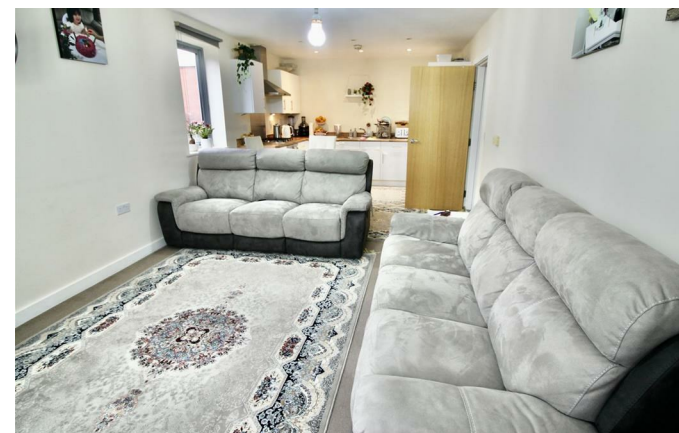
6'11 x 6'4 (2.11m x 1.93m)

Panel enclosed bath with mixer taps and shower attachment, low level w.c., pedestal wash hand basin, heated towel rail, extractor fan

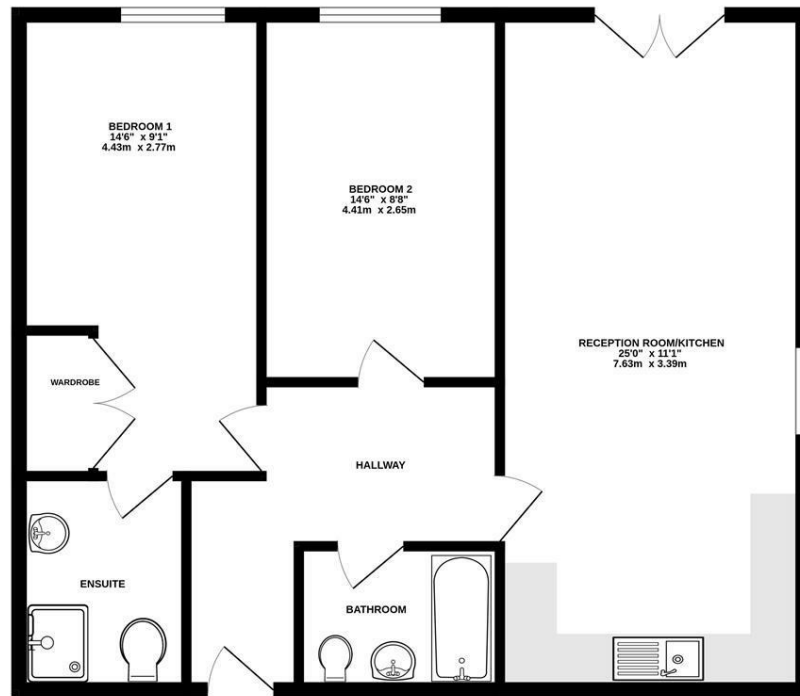
Outside

Under Ground Parking

Access via remote control gates



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		82	83
EU Directive 2002/91/EC			

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