



**34 Wey House  
Northolt, Middlesex UB5 6GE**

**£219,995**

One bedroom third floor apartment offered with no upper chain, the property boast modern features including built in oven & hob, modern bathroom suite with security entry phone system and underground parking

## 34 Wey House, Northolt, Middlesex UB5 6GE

### Security Entry

Stairs and lift to 3rd Floor

### Front door to

### Entrance Hall

Built-in cupboard, doors to

### Lounge/ Kitchen

27'9" x 9'11" (8.47 x 3.04)

Double glazed double doors to Juliet balcony, TV point, radiator, PowerPoint Open Plan to

Kitchen Area with modern range of eye and base level storage units, integrated washing machine, built in electric oven, for ring gas hob insert into worksurface with overhead extractor hood, power points, tiled splash backs, laminate floor.

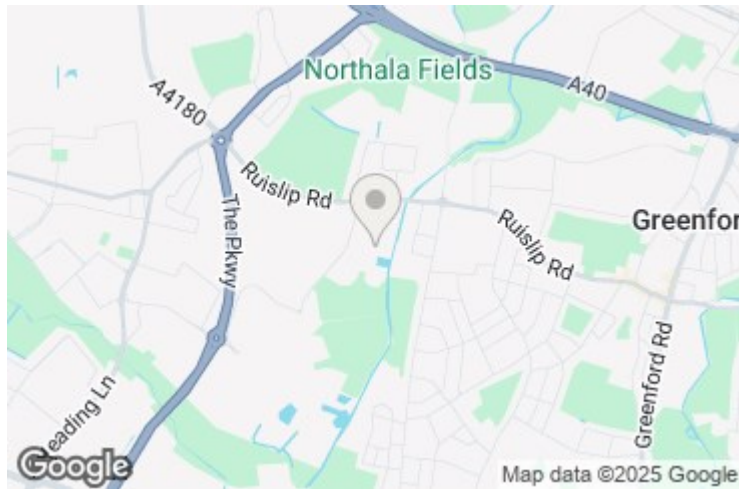
### Bathroom

White suite consisting of panel enclosed bath with mixer taps and shower attachment, low-level WC, pedestal wash and basin, tiled walls, white heated towel rail.

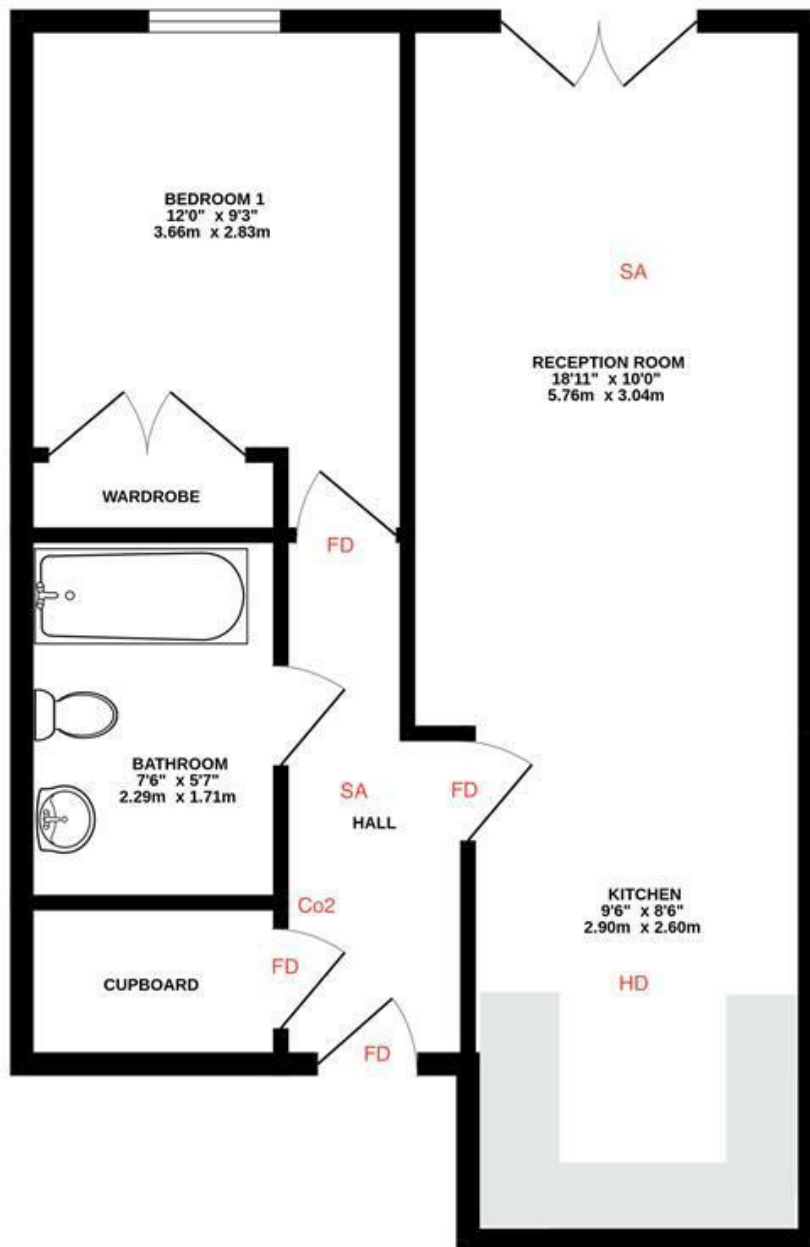
### Bedroom

12'0" x 9'3" (3.67 x 2.82)

Double glazed window to rear, radiator, PowerPoint, built-in double wardrobe.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| <b>England &amp; Wales</b>                  |  | 81      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>  |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
| (55-68) <b>D</b>  |  |         |           |
| (39-54) <b>E</b>  |  |         |           |
| (21-38) <b>F</b>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| <b>England &amp; Wales</b>                                      |  | 86      | 87        |
| EU Directive 2002/91/EC   |  |         |           |