

DAVID CHARLES

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PRESTON COURT, YORK ROAD, NORTHWOOD HILLS, HA6 1JW



PRICE....£325,000....FREEHOLD

A two bedroom first floor maisonette (585 sq.ft/54.31 sq.m) set in this quiet residential location within the school catchment area of Harlyn Primary School, Northwood School and Haydon School. Northwood Hills Town Centre is within minutes walk with its array of shops, restaurants, coffee house, supermarket and the Metropolitan Line Tube Station. The accommodation comprises of own front door with stairs to the first floor landing, 15'2ft reception room, 13'8ft bedroom one, 9ft bedroom two, modern kitchen and a modern fitted bathroom. Outside there is a 27ft private garden. The property benefits from being sold chain free and is an ideal first time buy.

020 8866 0222







COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

LOCAL SCHOOLS

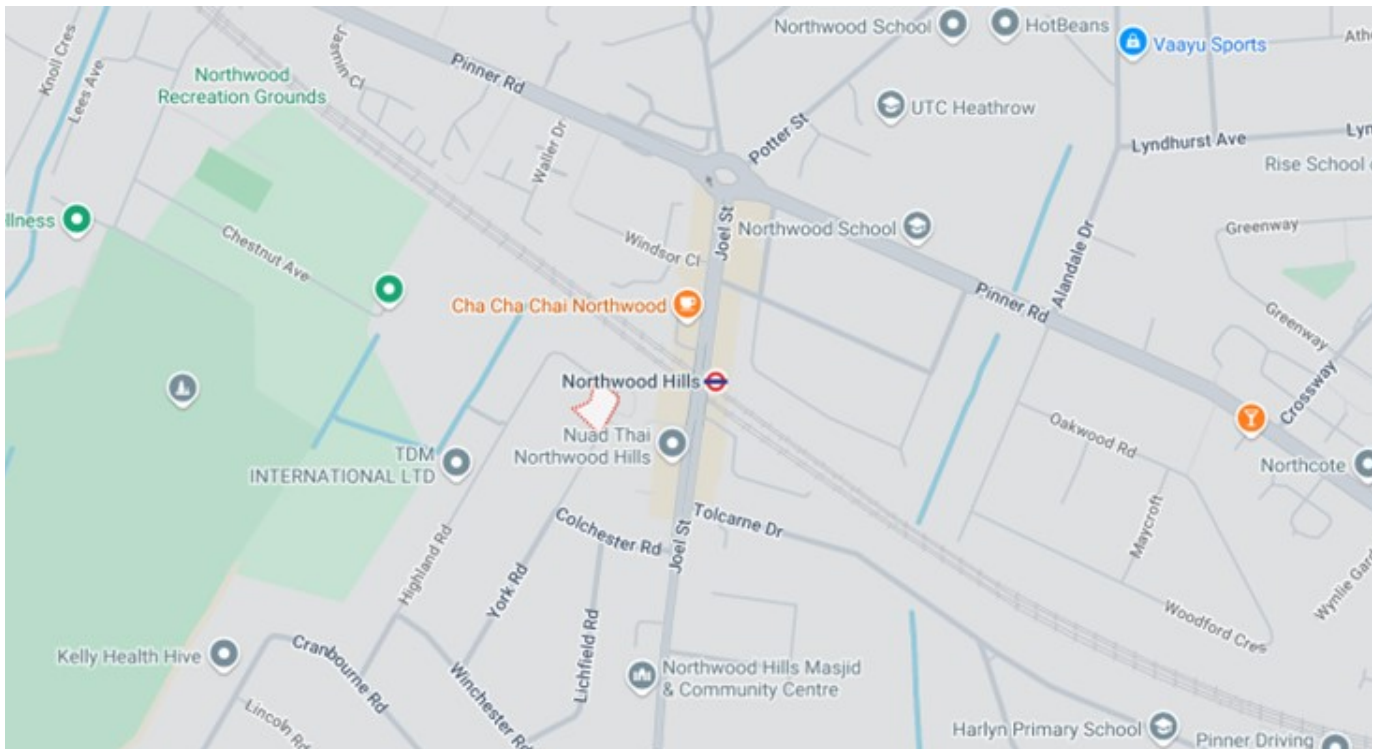
Harlyn Primary School - 0.53 Miles

Northwood School - 0.2 Miles

Haydon School - 0.4 Miles

LOCAL TRANSPORT

Northwood Hills Station (Metropolitan Line) - 0.1 Miles



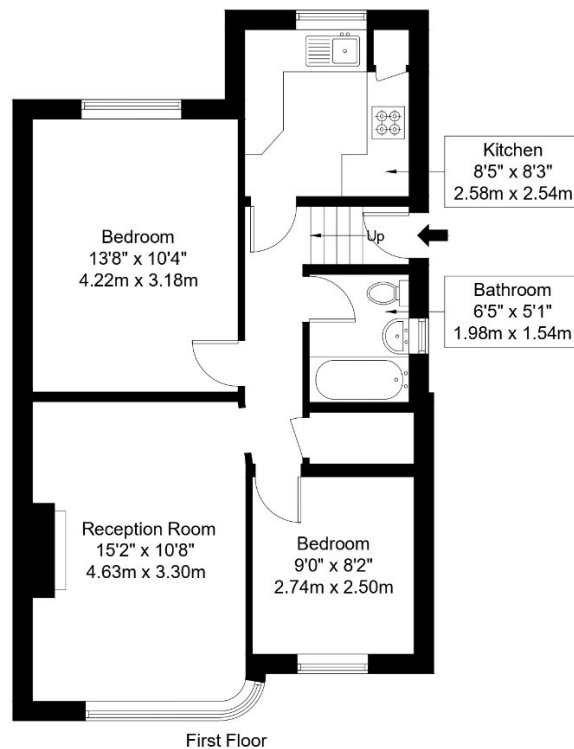
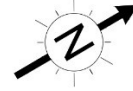
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

York Road, HA6 1JW

Approx Gross Internal Area = 54.31 sq m / 585 sq ft

Garden = 41.49 sq m / 447 sq ft

Total = 95.8 sq m / 1032 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.