



## 1 bed studio flat to buy in UB5

Pentland Place, Northolt, Northolt,  
London, UB5 5DH

**£140,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Second Floor Studio Flat
- ✓ Residents Parking
- ✓ Modern kitchen And Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000

Brian Cox are very pleased to market this modern second floor studio apartment. Located in the Northolt area the flat offers a bright a spacious studio. Other benefits include resident parking and close proximity to Northolt station, A40 Great West Road, other transports links and amenities

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 64

Annual Service Charge Amount: £3,072.00

Price: Starting Bid £140,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

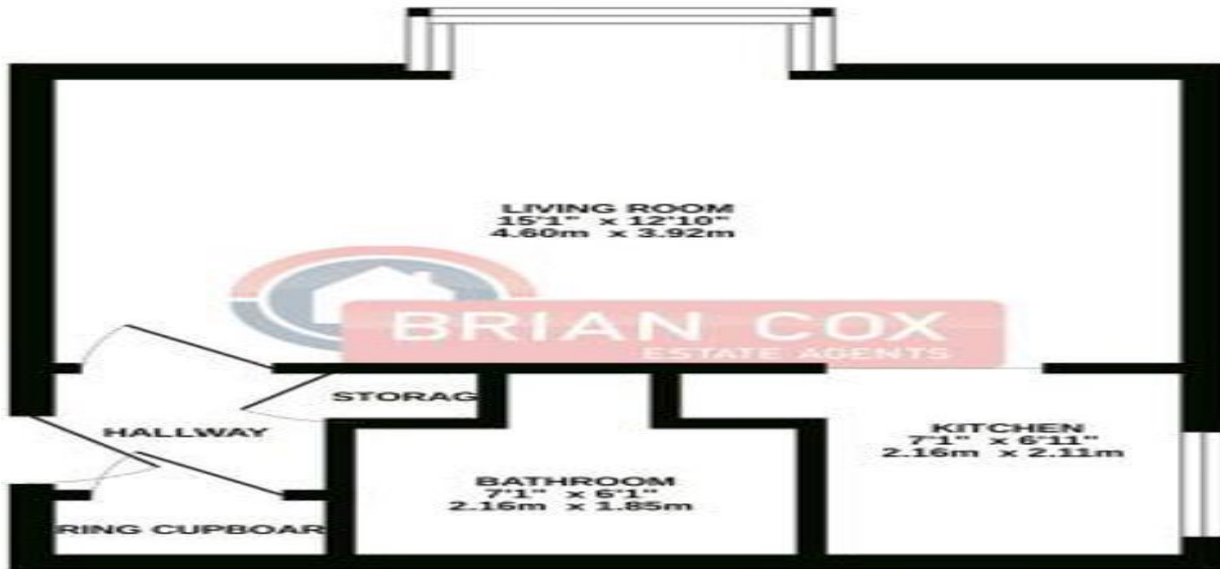
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

**SECOND FLOOR**  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA - 280 sq.ft. (26.0 sq.m.) approx.

Energy efficiency ratings are based on the Energy Performance Certificate (EPC) for the property. The EPC is a legal requirement for all properties for sale or rent. The EPC is a scale from A to G, with A being the most energy efficient and G being the least. The EPC is based on the property's energy performance, taking into account the property's construction, heating system, insulation, and other factors. The EPC is a key factor in determining the property's energy efficiency and running costs. The EPC is a legal requirement for all properties for sale or rent. The EPC is a scale from A to G, with A being the most energy efficient and G being the least. The EPC is based on the property's energy performance, taking into account the property's construction, heating system, insulation, and other factors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Pentland Place, Northolt, Northolt, London, UB5 5DH

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

