



A purpose built two bedroom first floor apartment  
Fairacre Court, Northwood, Middlesex HA6 2YH



**Asking Price: £1,295 pcm**

## **A purpose built two bedroom first floor apartment**

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• ENTRANCE HALL • RECEPTION ROOM • FITTED KITCHEN • BATHROOM • TWO BEDROOMS • COMMUNAL GARDENS • RESIDENTS PARKING • DOUBLE GLAZED • UNFURNISHED

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### **Description**

A purpose built two bedroom first floor apartment set in a popular development within a few hundred yards of Northwood town centre. Well proportioned and presented to a high standard throughout with attractive communal grounds and residents parking.

### **Location**

Northwood provides a range of shopping facilities, a Waitrose supermarket, restaurants and the Metropolitan Line Station providing access to Baker Street and the city beyond. The area has a range of both private and state schools. Places of worship and recreational facilities are also well catered for in the surrounding area and major motorway links to M25 and M1 are nearby.





### Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band: D
- Energy Efficiency Rating: Band C
- Available Date: 09/08/2021

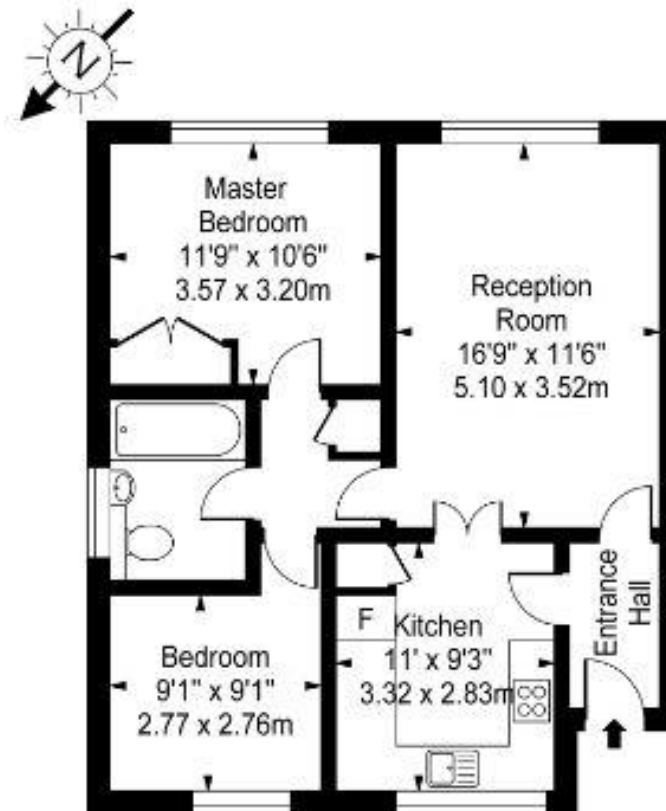
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76	(69-80) <b>C</b>	71	77
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.







First Floor

Approx. Gross Internal Area 659 Sq Ft - 61.22 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.pmsupply.co.uk](http://www.pmsupply.co.uk) Ref. No. 27440

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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