



A delightful two bedroom duplex maisonette
Cervantes Court, Northwood, Middlesex HA6 1AL

ROBSONS

Asking Price: £1,750 pcm

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• RECEPTION ROOM • FITTED KITCHEN/BREAKFAST ROOM • MASTER BEDROOM WITH ENSUITE BATHROOM • SECOND DOUBLE BEDROOM • FAMILY BATHROOM/WC • PRIVATE GARDEN • GAS CENTRAL HEATING • RESIDENTS PARKING • UNFURNISHED

Description

A delightful two bedroom, two bathroom duplex maisonette offering spacious accommodation and flooded with natural light. The property is accessed via its own ground floor entrance leading to a hallway with staircase and under stairs storage cupboard. On the first floor there is a well proportioned reception room with feature fireplace and parquet flooring. The kitchen/diner is fitted with a range of wall and base units. The top floor boasts a master bedroom with an en suite bathroom, a double second bedroom with build in wardrobes and a fully tiled white family bathroom suite. There is also access to a loft which is ideal for further storage.

****A holding deposit of £403 is required to secure this property, this is equivalent to one weeks rent****

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

- District Council: London Borough of Hillingdon
- Council Tax Band: D
- Deposit Amount: £2,019.00
- Reservation Payment: One weeks deposit
- Energy Efficiency Rating: Band D
- Available Date: 03/07/2023

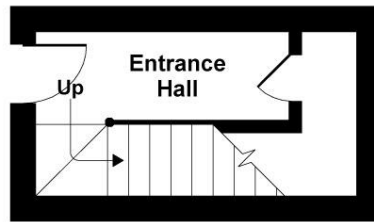
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	70	(55-68) D	61	70
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales 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.

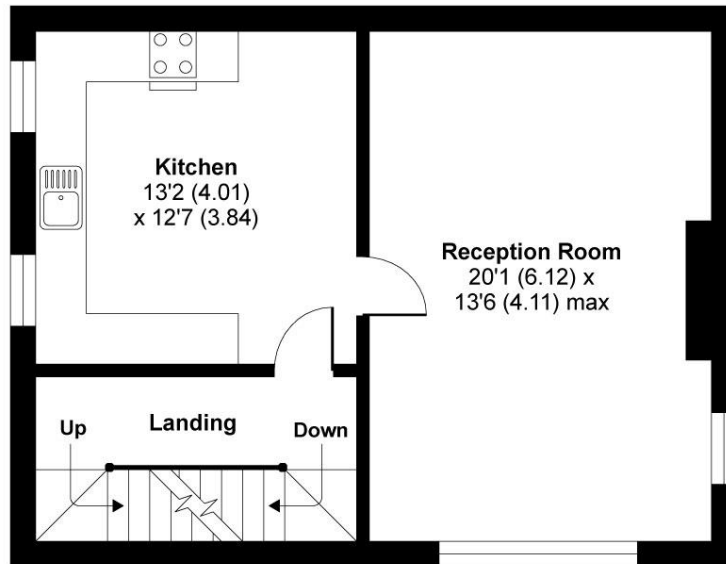
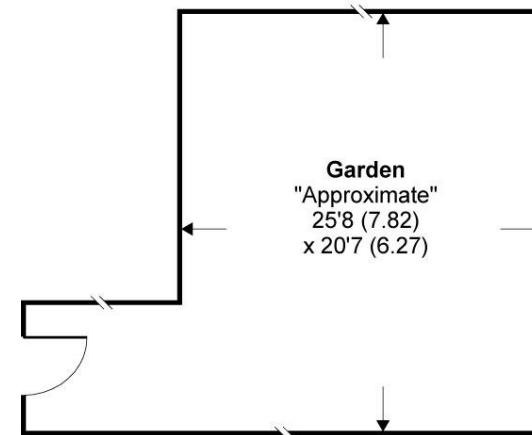
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



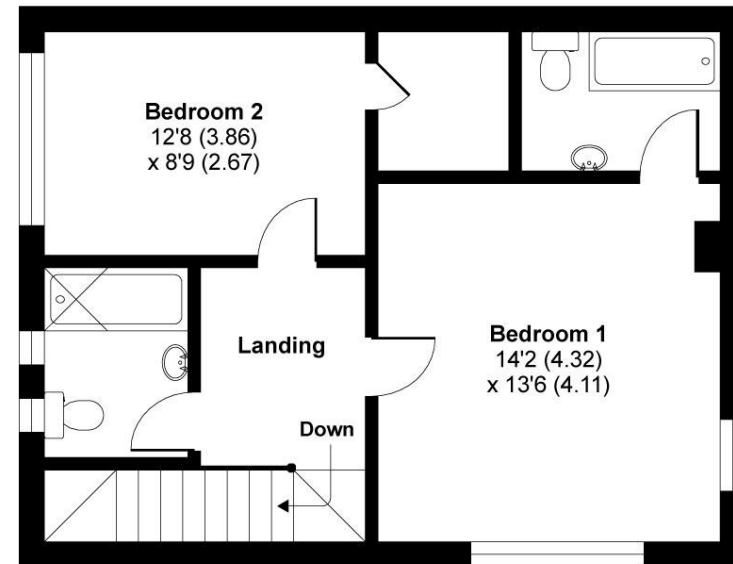
APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ FT 107.5 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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