



A two bedroom first floor maisonette set in a leafy cul-de sac  
Kaduna Close, Eastcote, Middlesex HA5 2PZ



**Asking Price: £1,450 pcm**

## **A two bedroom first floor maisonette set in a leafy cul-de sac**

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• PORCH • STAIRS TO FIRST FLOOR • LOUNGE/DINING ROOM • KITCHEN • TWO BEDROOMS • BATHROOM WITH SEPARATE WC • COMMUNAL GARDENS • GARAGE IN NEARBY BLOCK

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### **Description**

A two bedroom first floor maisonette set in a leafy cul-de sac location, with the added benefit of a garage in a near by block and on street parking. This property provides spacious living accommodation.

### **Location**

Situated within moments from Pinner, Northwood Hills and Eastcote's shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner, Northwood Hills and Eastcote station's providing a fast and frequent service into the heart of Central London and beyond. Coteford Primary School and Haydon Secondary School are within close proximity as well as children's parks/playgrounds and recreational facilities.





### Additional Information

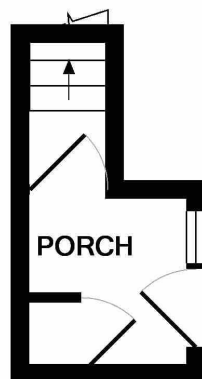
- Local Council: London Borough of Hillingdon
- Council Tax: Band D
- Energy Efficiency Rating: Band C
- Available Date: 03/05/2023

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>	75	79	(69-80) <b>C</b>	76	81
(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		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

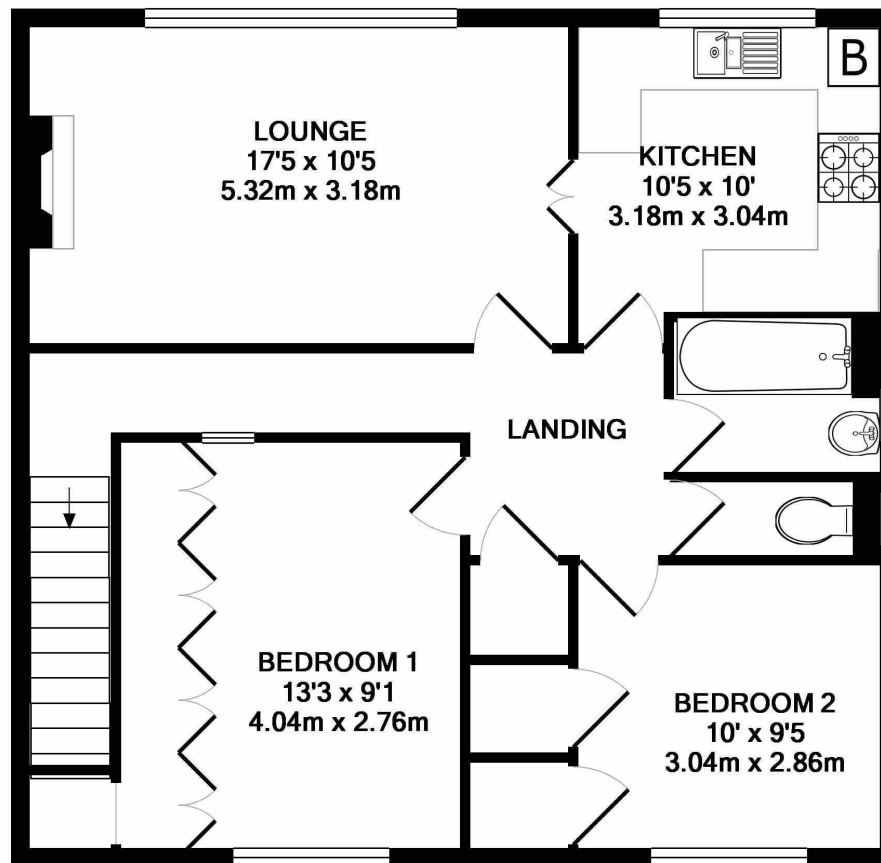
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 47 SQ.FT.  
(4.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 721 SQ.FT.  
(67.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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