



## TWO BEDROOM GROUND FLOOR MAISONETTE

---

Murray Road, Northwood, Middlesex, HA6 2YP

**ROBSONS**



## TWO BEDROOM GROUND FLOOR MAISONETTE

Murray Road, Northwood, Middlesex, HA6 2YP

**GROUND FLOOR • TWO BEDROOMS •  
PRIVATE GARDEN • OFF-STREET PARKING •  
OUTSIDE STUDIO/HOME OFFICE • HEART OF  
NORTHWOOD • MODERN THROUGHOUT •**

### Description

A delightful ground floor two-bedroom maisonette positioned in the heart of Northwood which has the benefit of its own private secluded garden, an off street parking space and reasonable service charges.

The property has been lovingly maintained by the current owners and is presented to the market to a high standard throughout. A particular feature of the property is the open-plan kitchen/family room overlooking the attractive garden, which also showcases an outside studio which has power and heating and works well as a home office or games room. Internal viewing is highly recommended.







## Location

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

\*Disclaimer\* These are not recent photographs.

## Additional Information

Tenure: Leasehold

Lease: 83 years remaining

Service Charge/Ground Rent/ Building insurance combined is : £1,200 p/a

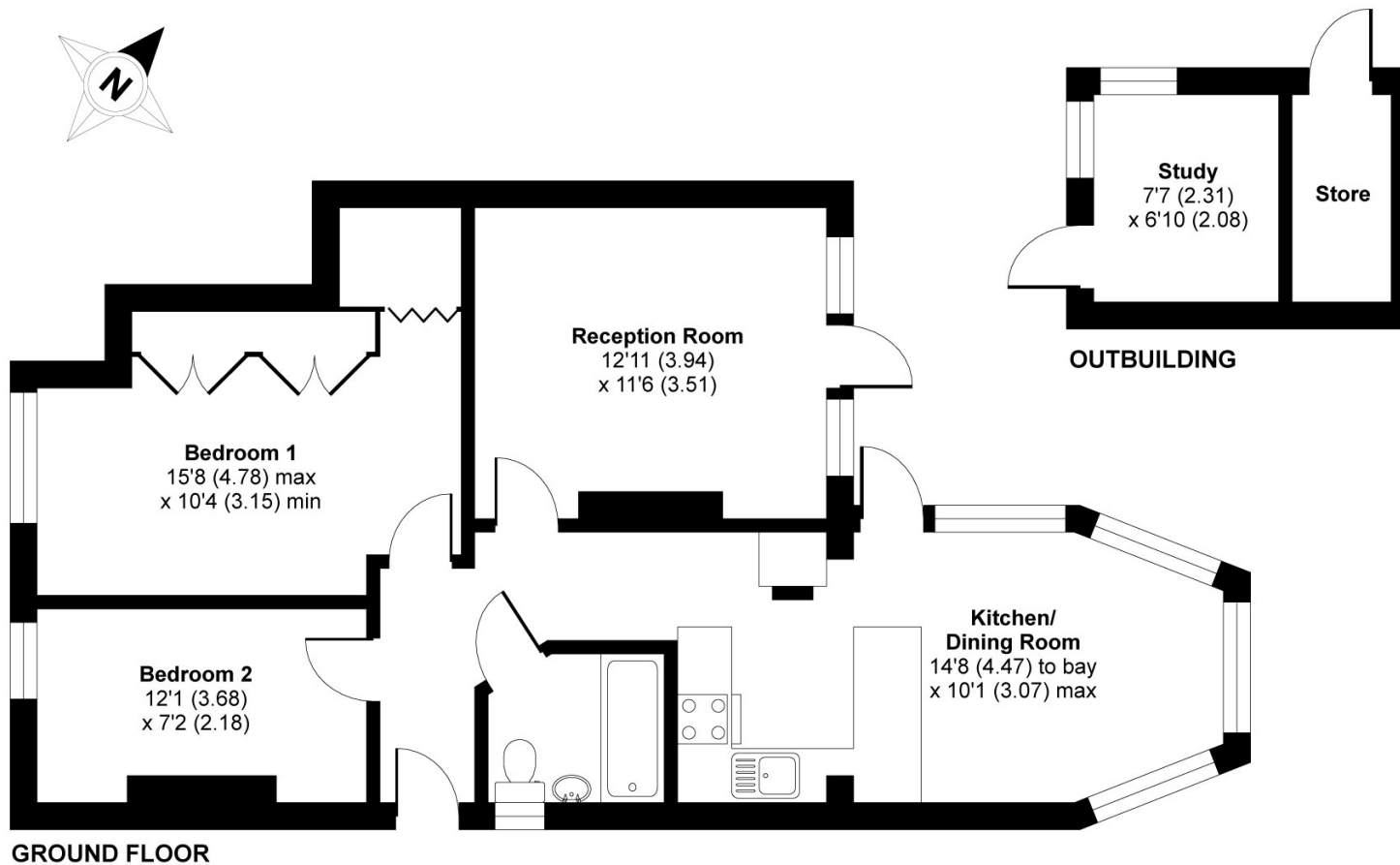
Local Authority: London Borough of Hillingdon

Council Tax: Band C

Energy Efficiency Rating: Band E



APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT 72 SQ METRES (INCLUDES STUDY & EXCLUDES STORE)



'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.

Copyright nichecom.co.uk 2017 Produced for Robsons REF : 207869

**ROBSONS**

Address 7 Clive Parade, Northwood, Middlesex, HA6 2QF

Tel: 01923 835355 northwood@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.