



**A SPACIOUS TOP FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT**

Woodlands, 103 Duck's Hill Road, Northwood, Middlesex, HA6 2SQ

**ROBSONS**



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Middlesex, HA6 2SQ

**TOP FLOOR • TWO BEDROOMS • TWO  
BATHROOMS (ONE EN-SUITE) • SPACIOUS  
LIVING AREA • MODERN FITTED KITCHEN •  
ALLOCATED PARKING SPACE • SHARE OF  
FREEHOLD • MODERN HIGH SPEC INTERIOR •  
UNDERFLOOR HEATING • LIFT**

### Description

This stunning two bedroom, two bathroom third floor apartment offers generous interiors and an intelligent use of space throughout.

The property benefits from being set in beautiful south-facing landscaped rear gardens. The communal entrance hall has stairs and a lift to the third floor.

Internally, the flat benefits from underfloor heating throughout and the reception hall has a large storage cupboard and double doors to the living room, which in turn is open-plan to a stunning kitchen/diner as well as double doors leading onto a Juliet-style balcony. The main bedroom has a dressing room and en-suite shower room. The second bedroom has fitted wardrobes and there is a family bathroom.







Externally, the property enjoys stunning south-facing communal gardens to the rear, which are lawned with a seating area. To the front there is a parking area and there is allocated parking. Constructed by Kebbell Homes.

### 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.

### Additional Information

Tenure: Share of Freehold

Lease Length: 999 years from 24th June 2015

Service Charge: £2,400 p/a

Local Authority: London Borough of Hillingdon

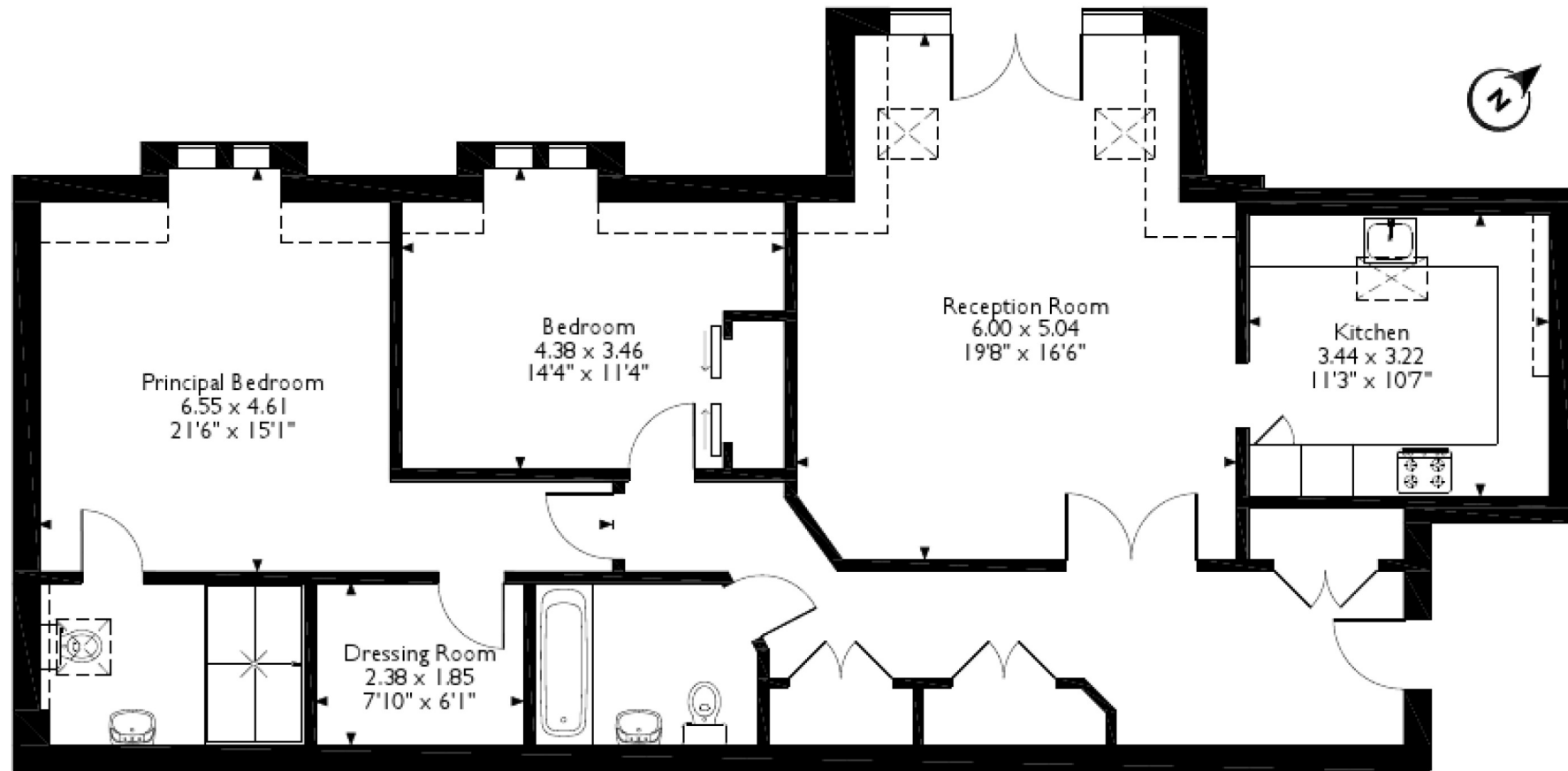
Council Tax Band: F

Energy Efficiency Rating: B

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 835355.



Woodlands, Ducks Hill Road, Northwood  
Approximate Gross Internal Area  
105 Sq M/1130 Sq Ft



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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SCAN TO VISIT



OUR WEBSITE

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