



**A BEAUTIFULLY PRESENTED GROUND FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT**

Fringewood, Ducks Hill Road, Northwood, Middlesex, HA6 2SQ



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Middlesex, HA6 2SQ

**GROUND FLOOR • TWO BEDROOMS • TWO  
BATHROOMS AND A SEPARATE W/C •  
OPEN-PLAN KITCHEN/LIVING/DINING ROOM  
• PRIVATE PATIO AREA • COMMUNAL  
GARDEN • TWO ALLOCATED PARKING SPACES**

### Description

This immaculate ground floor apartment offers over 1,000 sqft of beautifully presented living space, thoughtfully designed for modern living.

The apartment comprises an open-plan living/dining area and a fully fitted kitchen with contemporary appliances and finishes. There are two spacious bedrooms, each with its own stylish en-suite bathroom, providing comfort and privacy. A convenient w.c./cloakroom adds extra practicality for guests.

Further benefits include direct access to the private patio area and the communal garden, and to the front, the apartment comes with two allocated off-street parking spaces.





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: Leasehold

Lease Length: From 25th Dec 2020 to 21st dec 2170

Service Charge: Circa £2,500 p/a

Ground rent: Circa £100 p/a

Local Authority: London Borough of Hillingdon

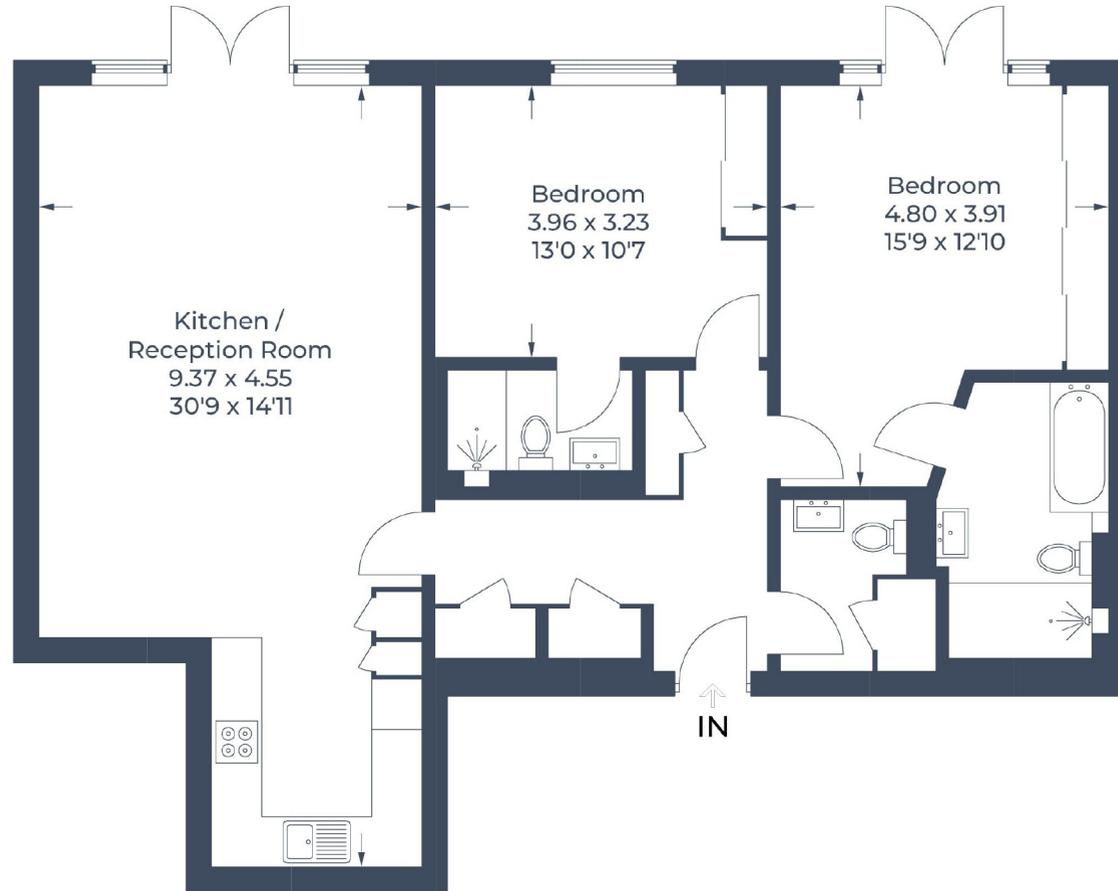
Council Tax Band: F

Energy Efficiency Rating: B

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



Approximate Gross Internal Area = 93.8 sq m / 1,010 sq ft



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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