



**A TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT**

Marchbank House, Duck's Hill Road, Northwood, Middlesex, HA6 2SG



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Middlesex, HA6 2SG

**FIRST FLOOR • TWO BEDROOMS • TWO  
BATHROOMS • KITCHEN • LIVING ROOM •  
GATED • TWO ALLOCATED PARKING SPACES •  
ACCESS TO COMMUNAL GARDEN • GOOD  
CONDITION THROUGHOUT**

### Description

This charming first floor two-bedroom apartment is located off Ducks Hill Road, set behind secure gates.

The apartment offers a spacious living room, featuring a Juliet balcony that brings in plenty of natural light, a fitted kitchen, family bathroom, two bedrooms with the main bedroom benefiting from an ensuite bathroom.

The property also boasts ample storage space throughout with the added bonus of two allocated parking spaces, a lift in the building, and access to a beautifully maintained communal garden.





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 - 16 equal shares for the 16 flats

Lease Length: 125 years from 1st Jan 2002

Service Charge: £3,438 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 = 112.0 sq m / 1,205 sq ft

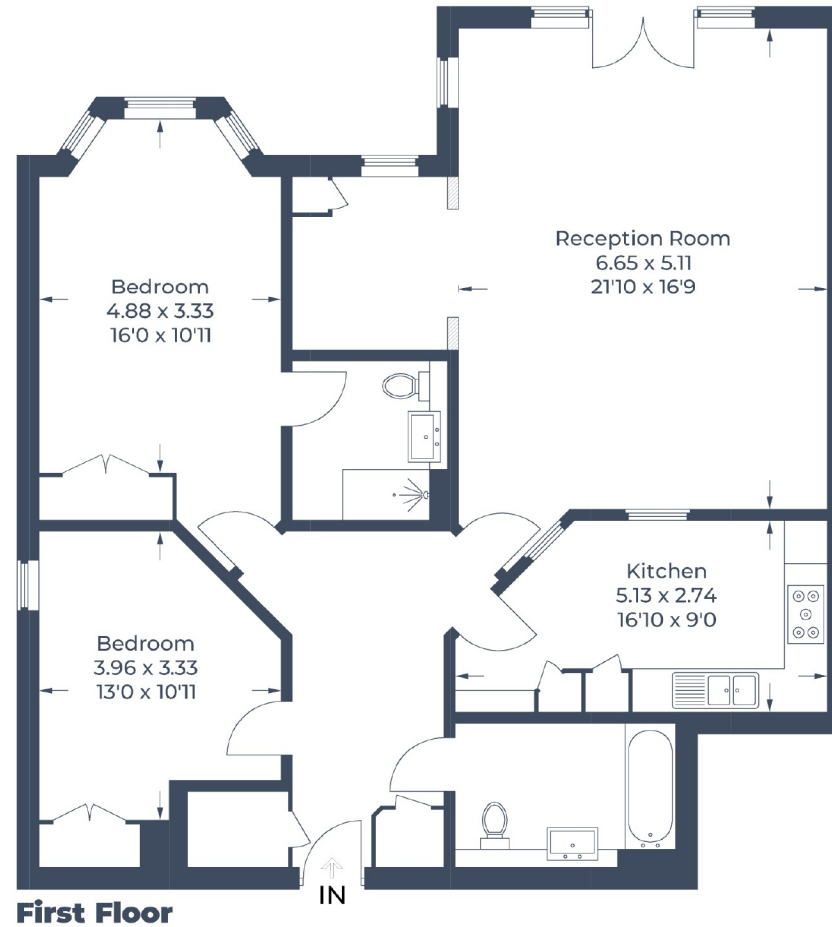


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