



OFFERS IN EXCESS OF  
**£350,000**

**Taywood Road**  
Northolt, UB5 6GD

## PROPERTY SUMMARY

Nestled on the charming Taywood Road in Northolt, this delightful flat offers a perfect blend of comfort and modern living. Spanning an impressive 701 square feet, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The flat features two generously sized bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this home, making it suitable for both families and professionals alike.

Constructed in 2004, this property benefits from contemporary design and modern amenities, ensuring a comfortable lifestyle. The location is particularly appealing, with easy access to local shops, parks, and excellent transport links, making commuting a breeze.

This flat is an excellent opportunity for those seeking a stylish and practical living space in a vibrant community. Whether you are a first-time buyer or looking to invest, this property is sure to meet your needs. Don't miss the chance to make this lovely flat your new home.

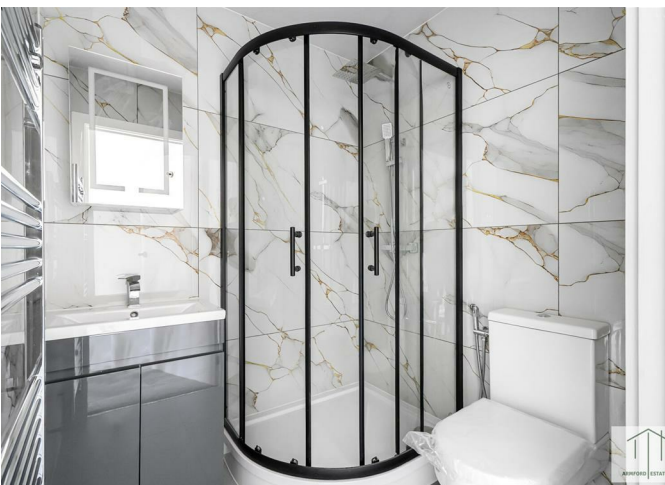
2



2



1







Approximate Gross Internal Area 701 sq ft - 65 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



2

2

1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: C COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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