

AKS  
ESTATES



## 285 Church Road Northolt

£209,950  
Leasehold

Positioned on Church Road in Northolt, this charming one bedroom ground floor flat presents an excellent opportunity for first- buyers or savvy investors. Spanning a well utilised 409 square feet, the property is thoughtfully designed to offer a comfortable living space that is well proportioned throughout.

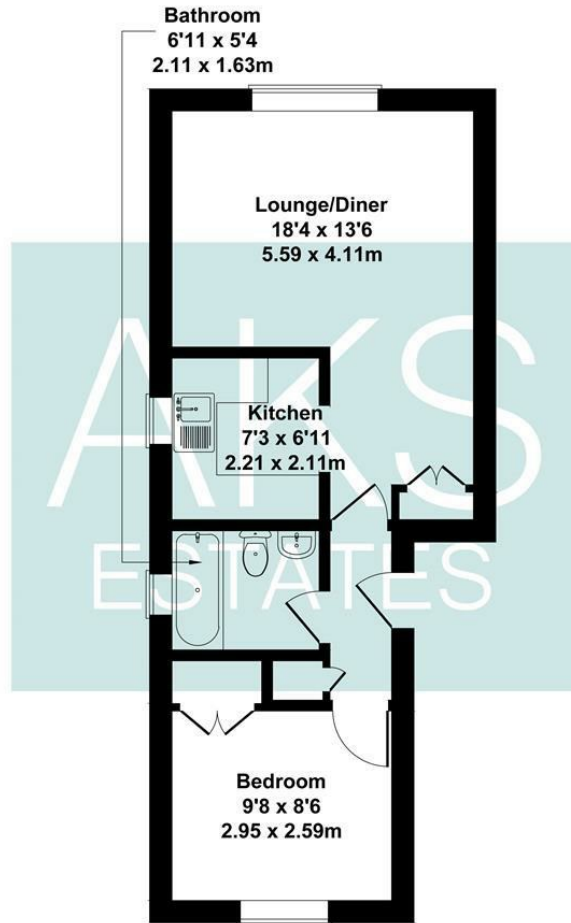
Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The bedroom is spacious enough to accommodate your needs, ensuring a restful retreat at the end of the day. The flat also features a well appointed bathroom, adding to the convenience of this delightful home.

One of the standout features of this property is the ample parking spaces available, making it an ideal choice for those with vehicles. The location is another significant advantage, as it offers easy access to local amenities and transport links, ensuring that you are well connected to the surrounding areas.



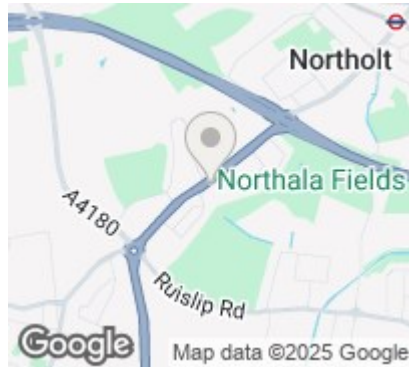
## Church Road, Northolt

Approximate Gross Internal Area  
415 sq ft - 39 sq m



### GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

### Heston

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