

## 30 DABBS HILL LANE NORTHOLT, UB5 4AE

£1,725 PER CALENDAR

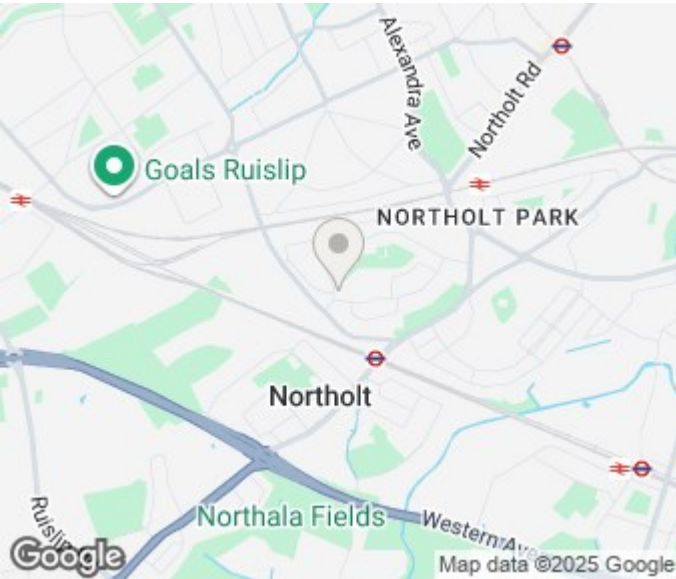
Brian Cox are delighted to present this modern two-bedroom ground-floor flat, ideally located in the Northolt area.

The property is spacious throughout and offers two excellent-sized bedrooms, a bright lounge with direct access to a private balcony, a sleek fitted kitchen, and a stylish family bathroom featuring both a bath and walk-in shower.

Additional benefits include fully furnished throughout, free on-street parking, gas central heating, and double-glazed windows.

Key Information:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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

Northolt  
173 Church Road  
Northolt  
Middlesex  
UB5 5AG

020 88424008  
managementteam@brian-cox.co.uk  
www.brian-cox.co.uk

