



22 Bangor Close

Northolt, UB5 4HD

£239,950

**WILSON**  
**HAWKINS**  
ESTATE AGENTS



## 22 Bangor Close

Northolt, UB5 4HD

OPEN HOUSE EVENT- SATURDAY 28th September 2024 between 1:30pm-3:00pm (please call the office for your individual appointment to view).

A Two bedroom ground floor maisonette nestled in a quiet residential area in Northolt. The property requires modernisation and renovation throughout with 86 years remaining on the lease. The maisonette is being sold with the advantage on no upper chain.

The property comprises a 14'6 x 12'8 lounge, , kitchen , two double bedrooms and a family bathroom.

Benefits include, double glazing, front & rear gardens, potential off street parking.

Bangor Close is perfectly positioned for Northolt shopping and transport facilities. A short walking distance to Northolt's overground and underground stations. Local schools are also nearby.

Please call vendors sole agents.

**Own Front Door**

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom one**

**Bedroom Two**

**Bathroom**

**Outside**





Rear garden

Front garden

Further information

Lease- 87 years remaining

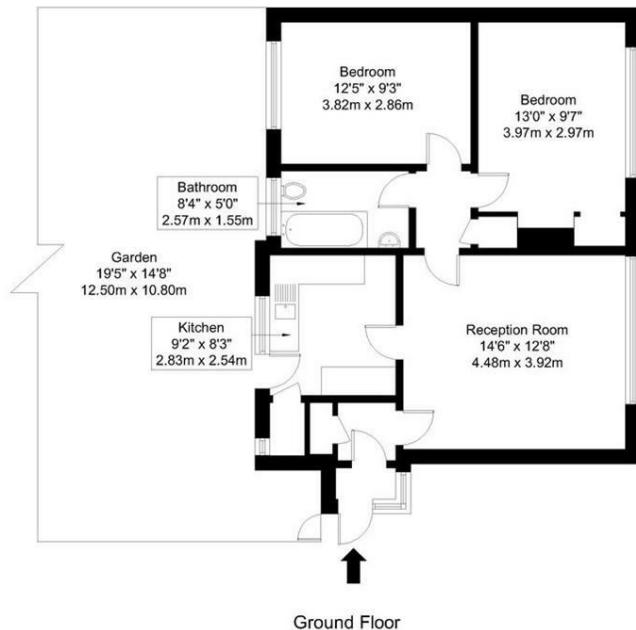
Ground rent- £10 per Annum

Council Tax band- C

## Floor Plan

### Bangor Close, UB5 4HD

Approx Gross Internal Area = 62.2 sq m / 670 sq ft  
 Garden = 135.5 sq m / 1459 sq ft  
 Total = 197.7 sq m / 2128 sq ft



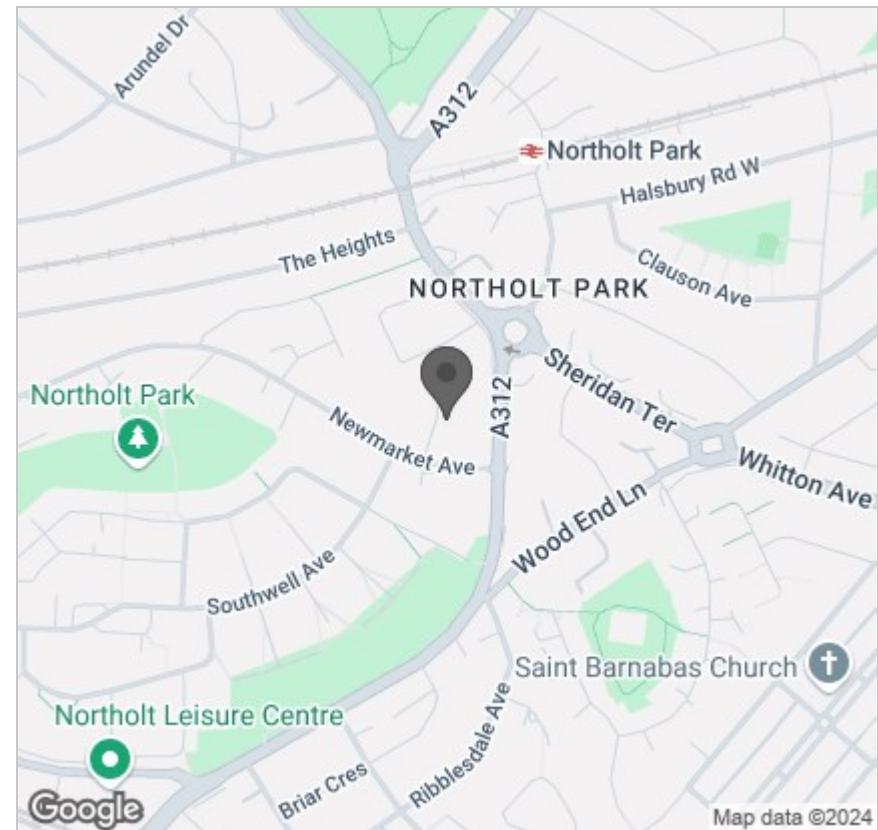
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PLAN**

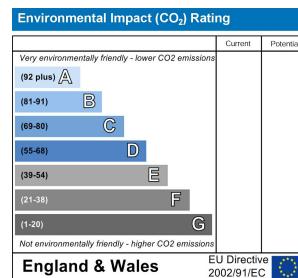
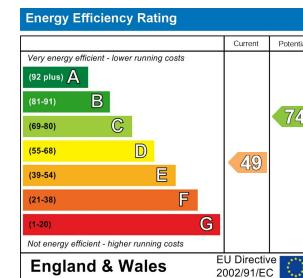
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

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