LAKIN & CO

2 Bedroom House - End Terrace | 1 Bathroom | 2 Reception

## Carr Road, Northolt UB5 4RL

£1,595 PCM

- TWO Bedroom End Terrace House
- Solid Wood Flooring
- Two Double Bedrooms
- Tiled Bathroom With Shower
- Garden With Patio
- Completely Refurbished
- Neutral Décor
- New Modern Fitted Kitchen
- Garage / Store
- EPC Rating D

122 High Street, Uxbridge, Middlesex, UB8 1JT | 01895 544 555
sales@lakinandco.com | lettings@lakinandco.com | www.lakinandco.com

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# Carr Road, Northolt UB5 4RL

£1,595 PCM

Lakin & Co are pleased to offer this completely refurbished TWO bedroom end of terraced home. The property briefly comprises; entrance hall, spacious front room with bay window, dining room and modern fitted kitchen with appliances. Upstairs provides; a landing, two double bedrooms, cupboard to main bedroom and modern tiled bathroom with shower.

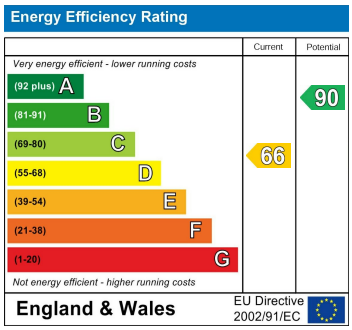
Further benefits include; neutral décor throughout, solid wood flooring throughout the ground floor and first floor, newly laid carpeting to stairs, gas central heating with new boiler, double glazing, garage/store, private rear garden with large patio and street parking.

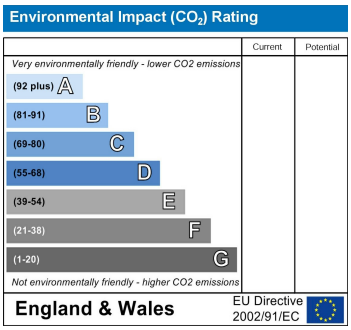
The property is located within a short walk of local shopping and transport facilities, including Northolt's Central Line Station, Northolt's Leisure Centre and local restaurants. The A40/M25 motorway junctions are also close by providing swift access into Central London.

Available immediately unfurnished.

Local authority: Ealing Council
Council tax band: D

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



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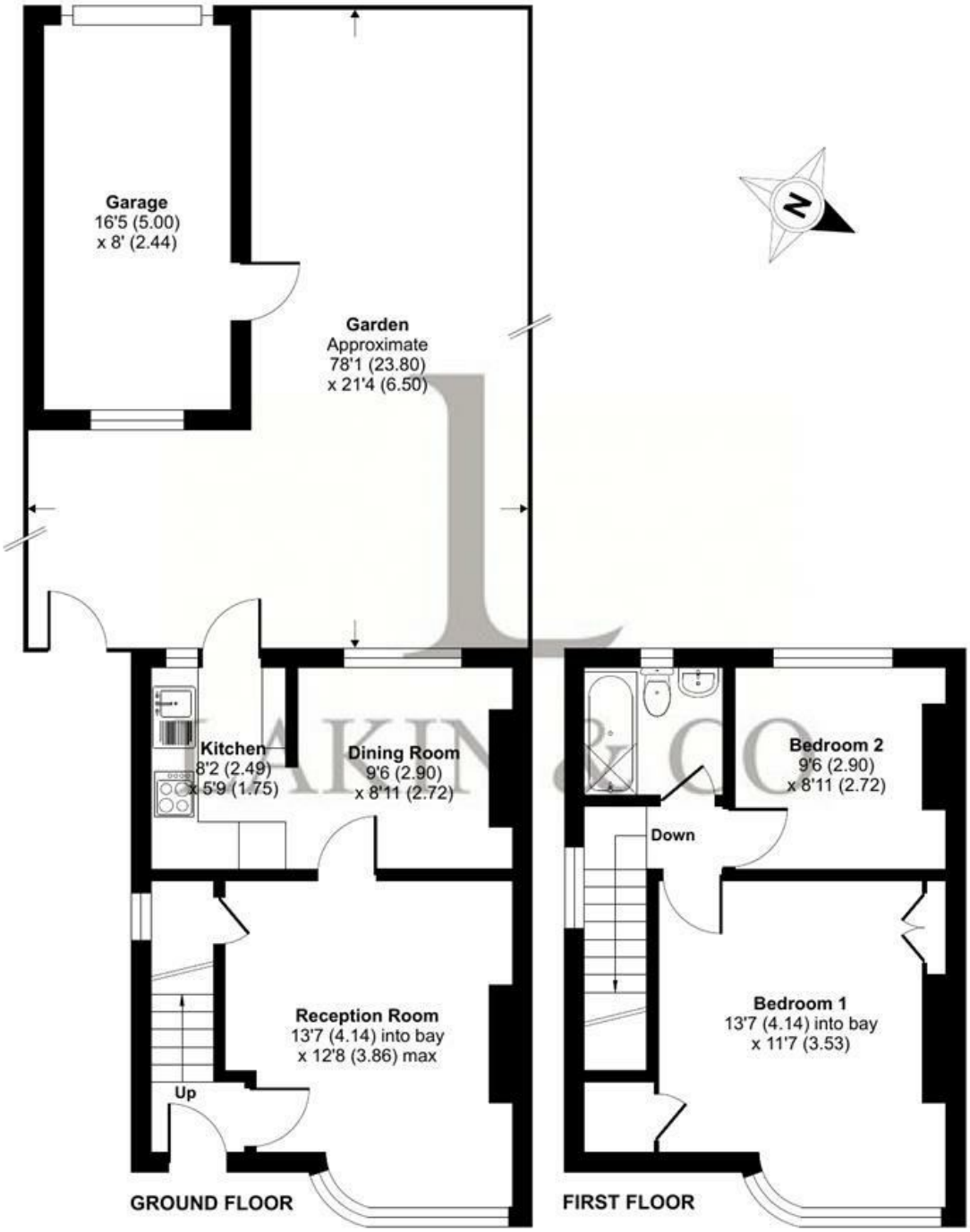
## Carr Road, Northolt, UB5

Approximate Area = 803 sq ft / 74.6 sq m

For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Lakin & Co. REF: 839010

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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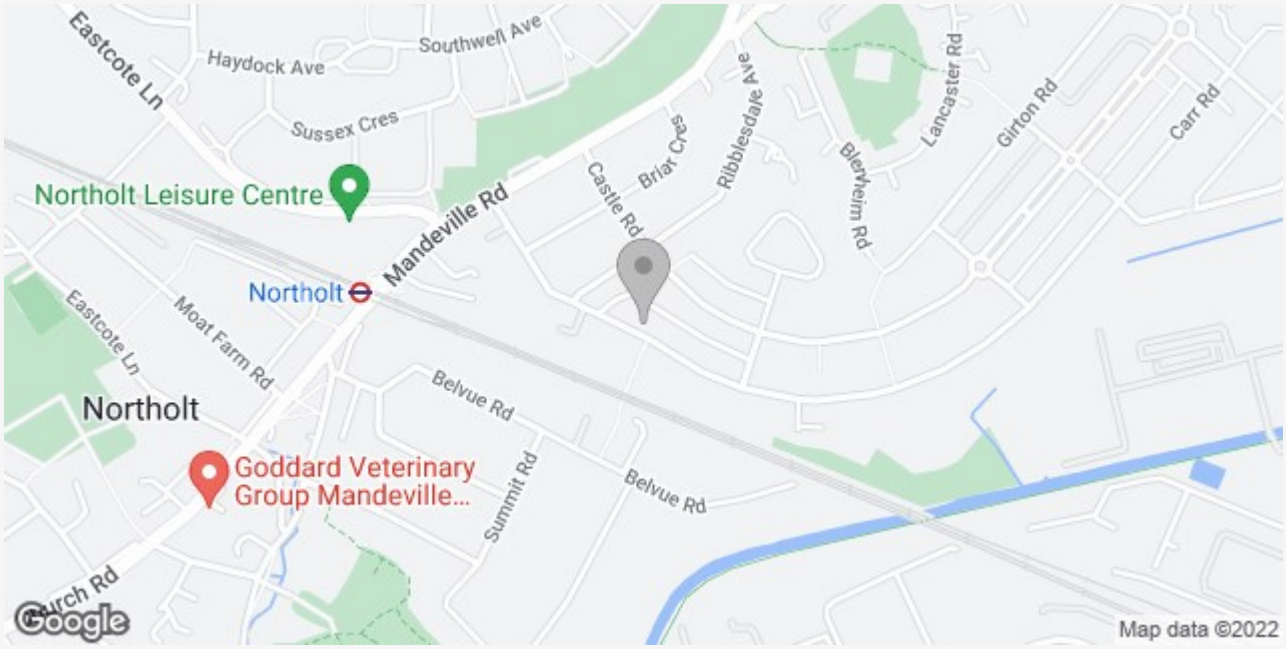


## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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