



## **.16 Wey House Northolt, Middlesex UB5 6GE**

**Asking Price £275,000**

Welcome to this stunning modern 4th-floor apartment located in the heart of Grand Union Village. This delightful property boasts a spacious layout with 1 reception room, 2 double bedrooms, and 2 bathrooms, offering ample space for comfortable living.

As you step into this flat, you are greeted by a bright and airy atmosphere, thanks to the large double-glazed windows that allow natural light to flood the rooms. The modern design and decor create a stylish and inviting ambiance throughout the apartment.

The well-equipped kitchen is perfect for whipping up delicious meals, while the gas central heating ensures a cozy environment during the colder months. Both bedrooms are generously sized, providing a peaceful retreat at the end of the day, and the presence of 2 bathrooms adds convenience and privacy for you and your guests.

Situated on the 4th floor, this apartment offers lovely views of the surrounding area and provides a sense of tranquillity away from the hustle and bustle of the city. The location is ideal for those seeking a peaceful residential area with easy access to local amenities and transport links.

Don't miss the opportunity to make this flat your new home. With its modern features, convenient layout, and prime location, this property is a true gem waiting to be discovered. Contact us today to arrange a viewing and experience the charm of 16 Wey House on Taywood Road.

## .16 Wey House, Northolt, Middlesex UB5 6GE

### Communal Entrance

Security Entry phone system, lift & stairs to 4th floor, front door to

### Entrance Hall

Built in storage cupboard, doors to

### Bathroom

Panel enclosed bath, wash hand basin, wc, part tiled walls

### Kitchen

9'10" x 6'8" (3.02 x 2.05)

Modern range of eye and base level storage units, built in electric oven with 4 ring gas hob inset into work surface, overhead extractor hood, space and plumbing for washing machine, space for fridge/freezer, single drainer sink unit, power points, open plan to

### Lounge

15'0" x 12'2" (4.59 x 3.71)

Double glazed double doors with Juliette balcony, TV point, radiator, power points

### Bedroom 1

14'6" x 8'7" (4.44 x 2.63)

Built in double wardrobe, double glazed window, radiator, power points, door to

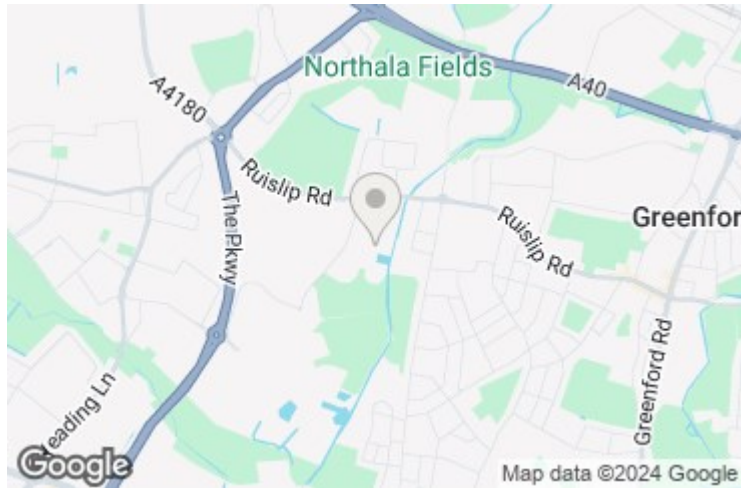
### En Suite

Fully tiled shower cubicle, wc, wash hand basin, tiled walls

### Bedroom 2

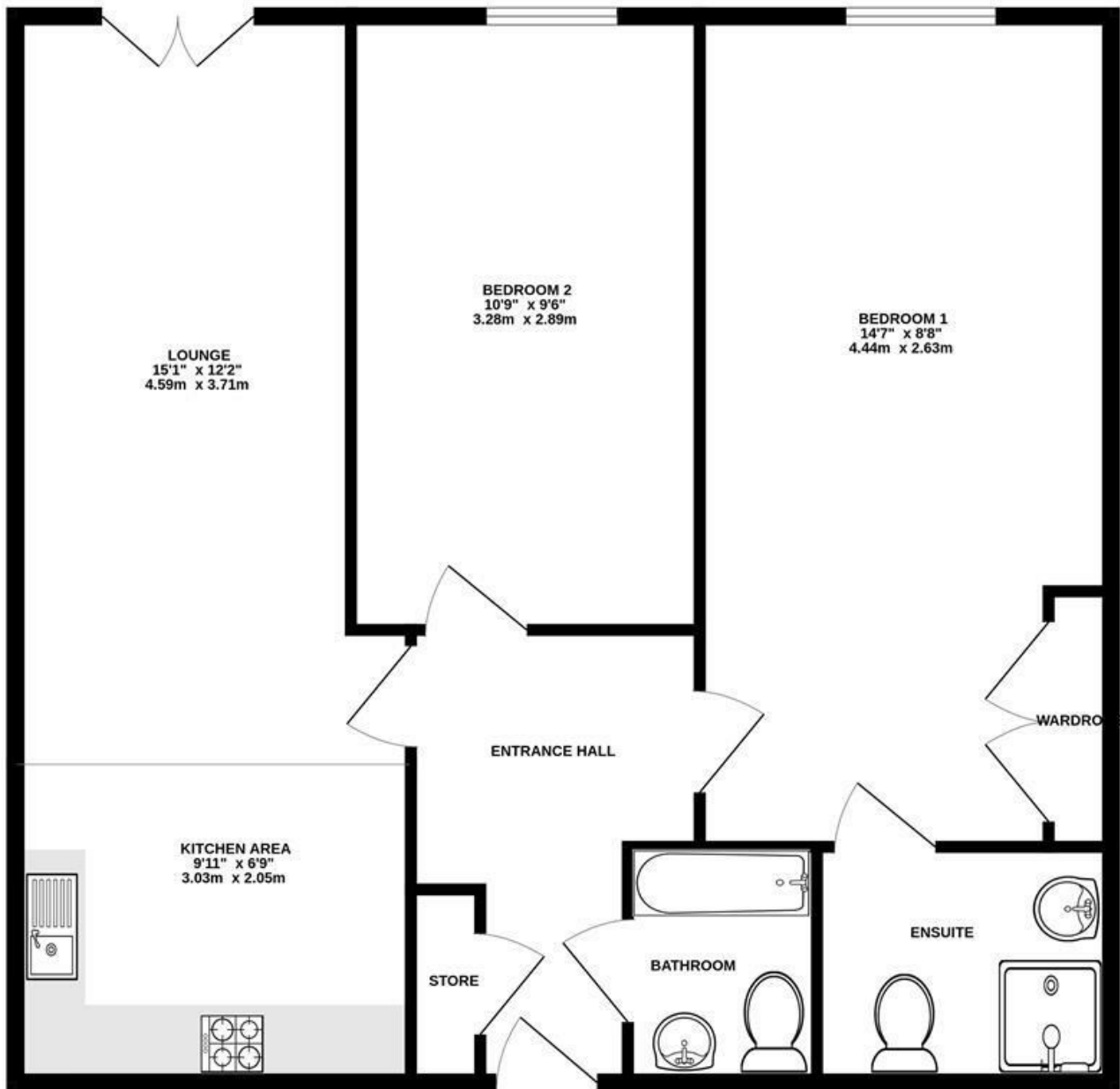
10'9" x 9'5" (3.28 x 2.89)

Double glazed window, radiator, power points



# GROUND FLOOR

667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		80	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	