



Split level maisonette about 0.3 miles from Northwood Station

12 Cervantes Court, Northwood, Middlesex, HA6 1AL

Guide Price £575,000 Share of Freehold (Lease Expiry September 2985)

savills

Share of freehold • Split level maisonette • Private parking space and garage • About 0.3 miles walk from station • Private loft space

Local Information

London is just 16 miles (approx.) and is reached by rail from Northwood Metropolitan Line underground railway station. Watford and Harrow are both accessible by road and offer multiple shopping centres.

Northwood provides a wide range of shops with multiple stores, an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars.

There is a good choice of schools in the area both state and private including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.

About this property

This substantial two bedroom maisonette is conveniently situated in a small development in the centre of Northwood about 0.3 miles walk from the station. Unusually, it also has its own dedicated parking space located directly outside the door, the only apartment in the development with this benefit.

The accommodation is laid out over three floors with a ground floor entrance door giving access to a hallway with storage cupboard and stairs up to the first floor landing. The sitting room has parquet flooring, feature fireplace and French doors to a balcony. The kitchen breakfast room is nicely fitted and has integrated appliances to include a gas hob,

electric double oven, dishwasher and an American style fridge freezer.

The top floor has a main bedroom with a dressing room that leads in turn to an en suite bathroom. There is a second bedroom and family shower room. From the landing a doorway leads to a large storage cupboard with a pull down ladder giving access to the boarded loft space.

Tenure

Share of Freehold (Lease Expiry September 2985)

Local Authority

London Borough Of Hillingdon

Council Tax

Band = D

Ground Rent

£0 per annum

Service Charge

The vendor informs us that the residents of Cervantes Court are currently in the process of setting up maintenance charges. Building insurance is currently £414 per annum.

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northwood Office.




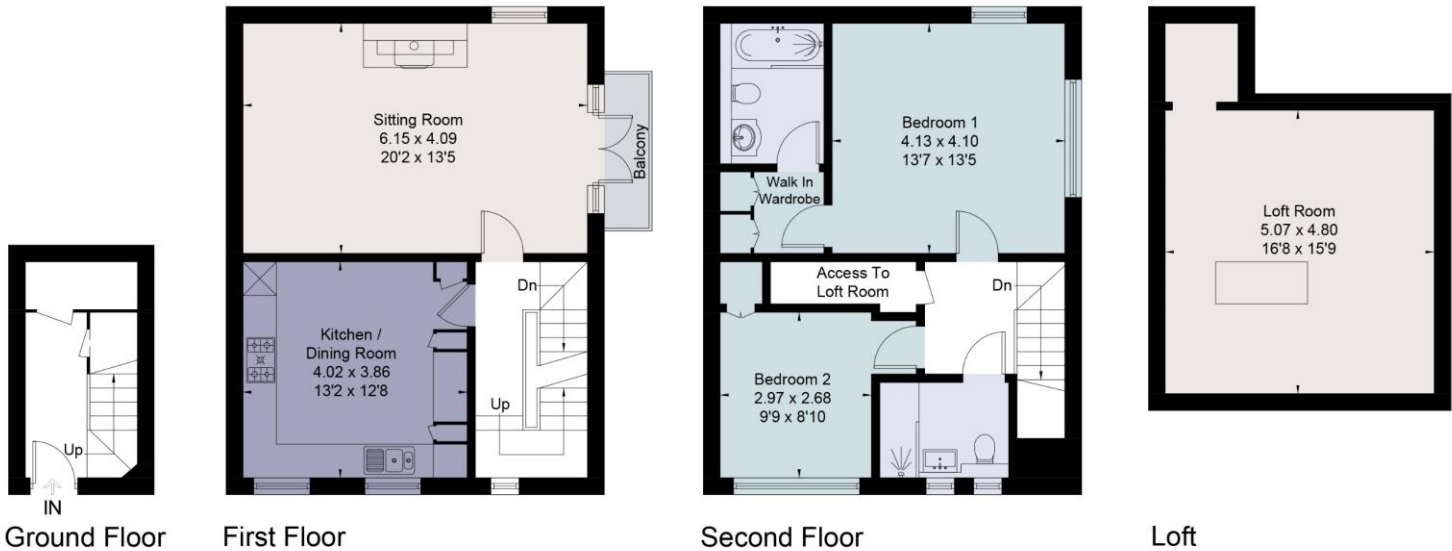


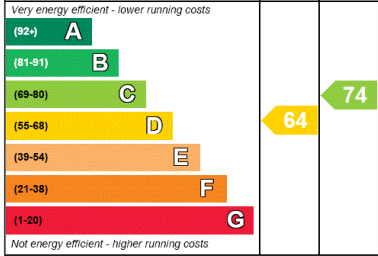
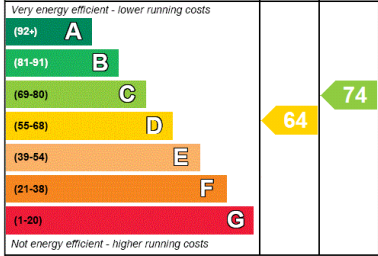
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Approximate Area = 106.8 sq m / 1149 sq ft
Loft = 26.2 sq m / 282 sq ft
Total = 133.0 sq m / 1431 sq ft (Including Loft Room)
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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 = Reduced head height below 1.5m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
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, Scotland & Wales		
EU Directive 2002/91/EC		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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