



A spacious two bedroom top floor apartment.

11 Carlton Place, Northwood, Middlesex, HA6 2JX

Leasehold



In excess of 1200 square foot of accommodation • Two balconies • Garage • Excellent decorative order throughout • Top floor • Loft storage

Local information

London is just 16 miles (approx) and is reached by rail from Northwood Metropolitan Line underground railway station (Baker Street 35 minutes approx). The M40 at Uxbridge (5 miles approx). Watford (4 miles approx), and Harrow (6 miles approx) are all accessible by road and offer multiple shopping centres. Northwood provides a wide range of shops with multiple stores including Waitrose, Boots, Costa Coffee and Baskin Robbins. There is an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars. Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the David Lloyd Sports and Social Club. Schooling in the area is excellent with a choice of state and private schools.

About this property

Located on the second floor of an attractive, gated, purpose built block, this beautifully presented apartment has very spacious and well-proportioned rooms and the benefit of two private balconies.

A well maintained communal hallway, with lift, leads to the apartment door and in turn the reception hall. This has doors to all major rooms and two large storage cupboard one of which is large enough to be used as a study area. The sitting room is of great size and has doors leading to a private balcony that has

stunning Westerly views onto the communal gardens and fields thereafter.

The kitchen is separate and has been redesigned to incorporate a spacious dining area. There are extensive cupboards, plenty of granite worktop space and built-in appliances to include a double oven and gas hob, extractor, fridge freezer and integrated dishwasher and washing machine. The kitchen further boasts an Easterly facing balcony overlooking the front of the development.

The master bedroom is of good size with built in wardrobes, views overlooking the gardens to the rear and recently fitted, modern en suite shower room. The en suite has a shower cubicle, vanity unit with sink and underfloor heating. The second bedroom is again a spacious double room with built in wardrobes.

Externally the development is accessed through electric gates. The development has communal gardens with a large, gated lawn area and well-tended flower and shrub borders.

Tenure

Leasehold

Local Authority

London Borough of Hillingdon

EPC rating = C

Viewing

Strictly by appointment with Savills



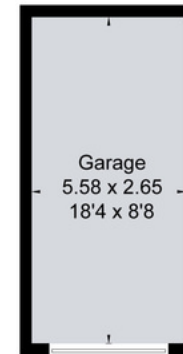
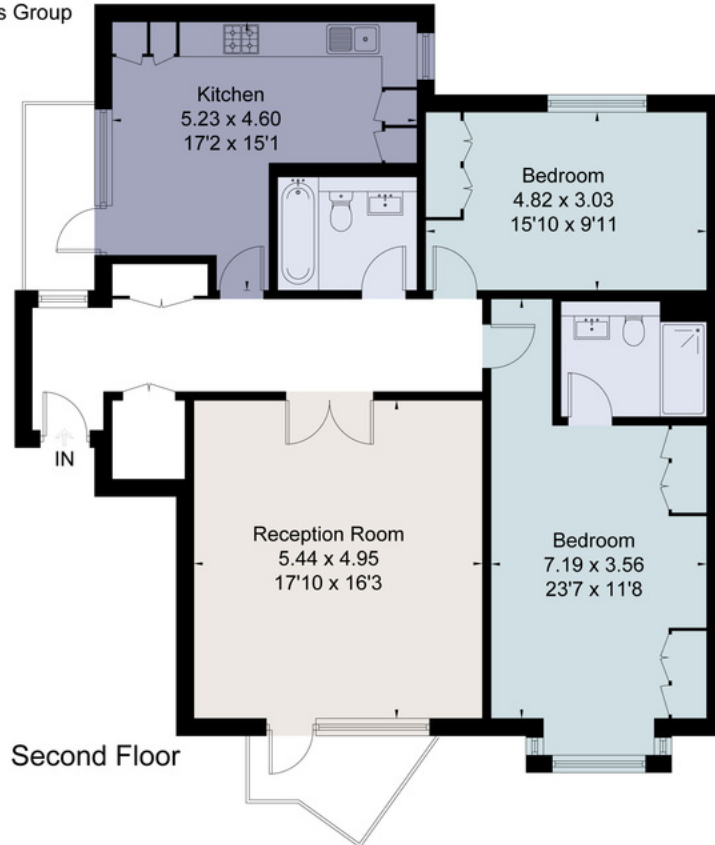




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Approximate Area = 112.7 sq m / 1213 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 127.5 sq m / 1372 sq ft
 For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)
 Ground Floor - Garage

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(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	

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