



Substantial gated two bedroom apartment.

13 Marchbank House, 31 Ducks Hill Road, Northwood, Middlesex, HA6 2SG

Share of freehold



Lift • Gas central heating • Two allocated parking spaces • Share of freehold • Attractive communal gardens

Local information

London is just 16 miles distant and is reached by rail from Northwood Metropolitan Line underground railway station (Baker Street 35 minutes). The M40 at Uxbridge (5 miles). Watford (4 miles), and Harrow (6 miles) are all accessible by road and offer multiple shopping centres. The M25 (junction 18 at Chorleywood) is only 6 miles away and provides fast access to the M1, M40 and M4 motorways and the airports at Heathrow, Gatwick, Luton and Stansted. 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 including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.

About this property

Located a level walk away from the centre of Northwood, about 0.6 miles from Northwood Metropolitan Line Station, this substantial apartment is situated on the top floor of a well maintained gated block. The block is serviced by a lift and is

set well back from the road within attractive communal gardens.

The communal entrance hall has staircase and lift to top floor. The apartment itself has an L shaped reception hallway with storage cupboard and airing cupboard. The sitting room is dual aspect and has ample space for a dining table. The kitchen has an extensive range of fitted cabinets with Bosch and Neff appliances to include a gas hob, electric oven, microwave, dishwasher and fridge/freezer. There is a large skylight.

The master bedroom has window to front and deep fitted wardrobes. there is a large ensuite shower room with shower cubicle, 'his and hers' sinks, bidet and WC. The second bedroom also has fitted wardrobes. The family bathroom has bath, WC and hand wash basin.

Externally Marchbank House sits within well maintained communal gardens. There is an electric gate to front giving access to the parking area. There are two allocated parking spaces, lawn area and well stocked shrub beds.

Tenure

Share of freehold

Local Authority

London Borough of Hillingdon

EPC rating = B

Viewing

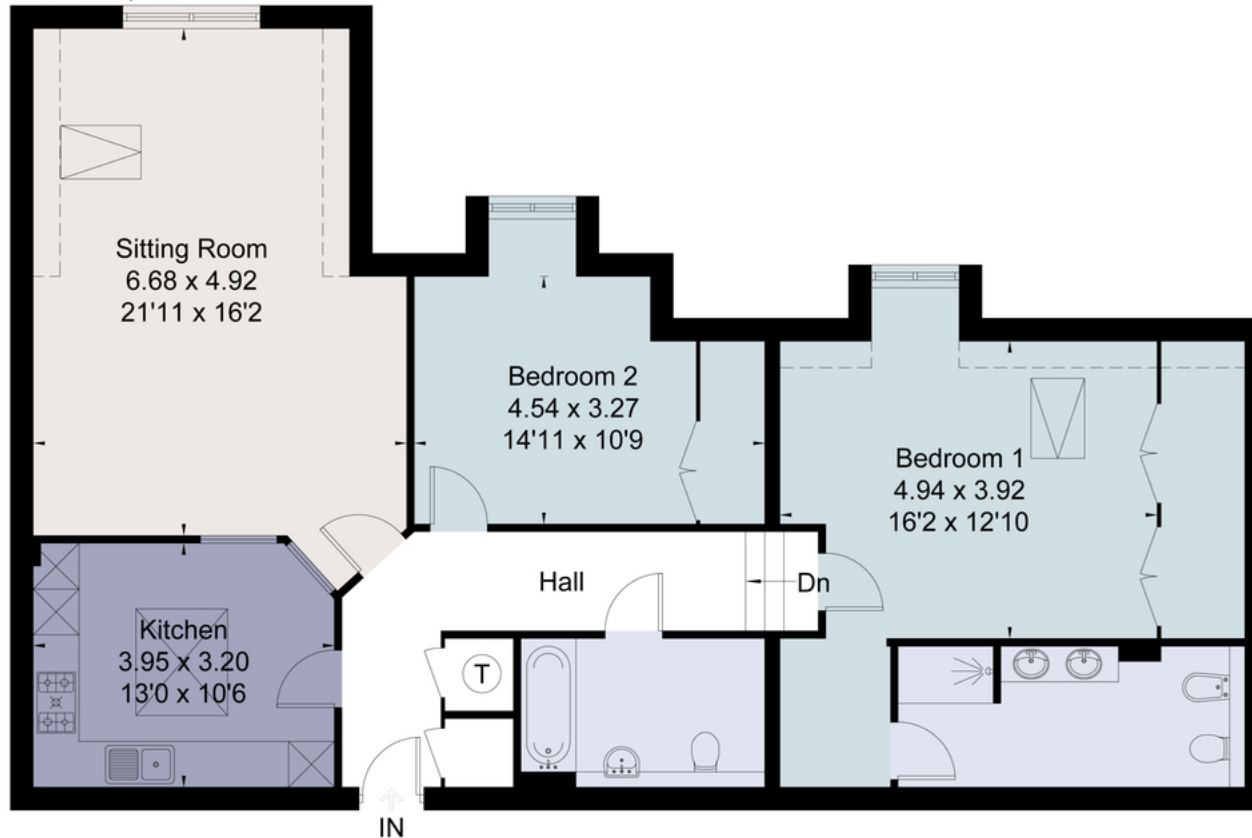
Strictly by appointment with Savills







Approximate Area = 115.1 sq m / 1239 sq ft
 Including Limited Use Area (4.0 sq m / 43 sq ft)
 For identification only. Not to scale.
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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	83	83
(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	

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