



Ground floor period conversion flat.

Flat 1, Tormead, 27 Dene Road, Northwood, Middlesex, HA6 2BX

Leasehold



Period conversion flat • Level walk to town • Private road • Grounds of about an acre • Good decorative order throughout • Numerous period features and high ceilings • New lease of 199 years

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 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 and 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 on the well regarded private section of Dene Road, in mature grounds of about an acre, this two bedroom apartment has an abundance of period features from the wood panelled communal entrance hall to high internal ceilings and stone fireplaces, plus double glazing throughout. The position combines convenience in terms of being a level walk of about 0.3 miles from Northwood

Metropolitan line station and a sense of privacy and tranquillity due to the large communal gardens and private road.

The communal entrance hall is entered through video entry, security door and has a grand staircase and panelled walls. The apartment door leads to the entrance hall that in turn gives access to all principle rooms. The sitting room is a real feature with fantastic high ceilings, South facing views onto the communal gardens from the large bay window and a feature stone fireplace. The kitchen is separate and leads to the light and airy conservatory which has double doors out onto the communal gardens. The master bedroom has fitted wardrobes, two large windows and again boasts superbly high ceilings. There is a second double bedroom with original built in seated storage and a fireplace. The property is complete with a modern family bathroom with separate shower unit and bathtub.

The communal gardens surround the building with extensive landscaped lawn area to the rear, and communal parking area to the front. The property benefits from a high degree of seclusion due to mature trees to the boundaries.

Tenure

Leasehold

Local Authority

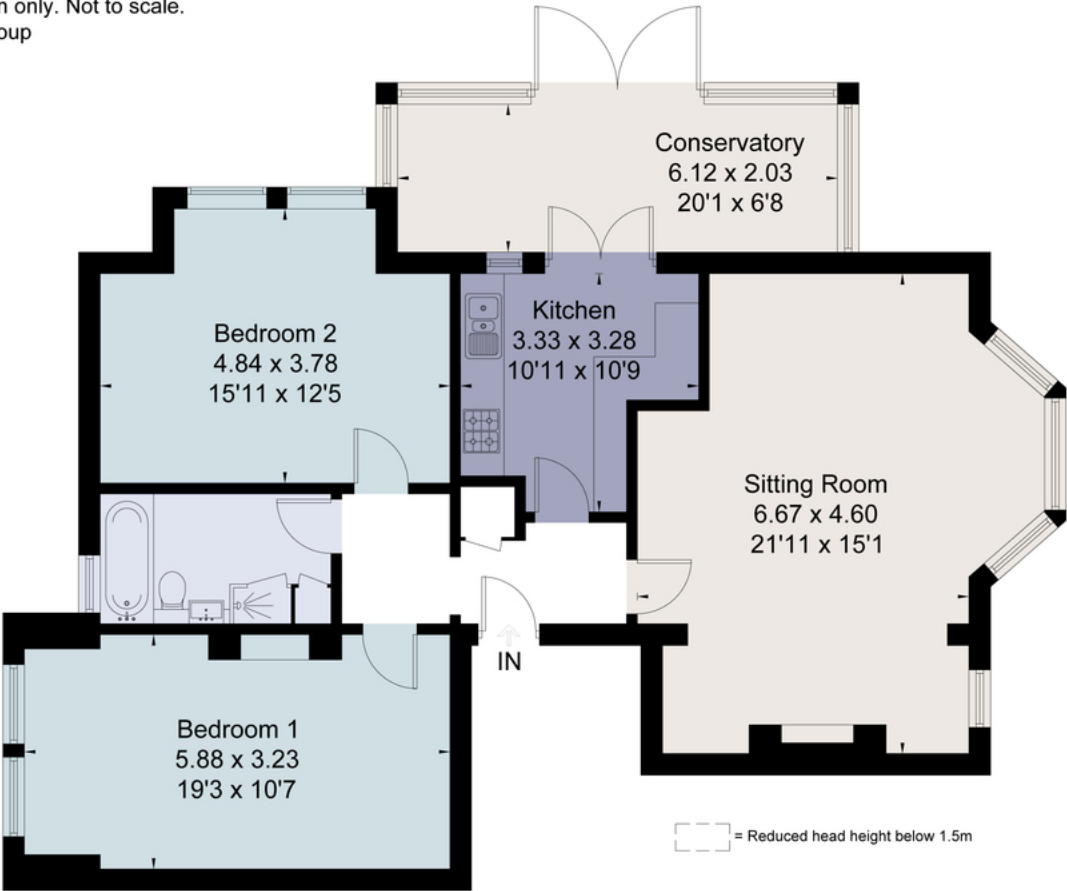
London Borough of Hillingdon

EPC rating = E






Approximate Area = 107.8 sq m / 1160 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 245906

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: 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 necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91021151 Job ID: 138612 User initials: RV