



Exceptionally spacious town centre apartment.

2 Soval Court, Maxwell Road, Northwood, Middlesex, HA6 2FS

Share of Freehold



Convenient location • Very spacious accommodation • Garage • No onward chain • Private patio • Sought after development

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

A bright and airy ground floor apartment complete with garage situated in a convenient location approximately 0.3 miles to Northwood Underground station.

A spacious, carpeted communal hallway leads to the front door and in turn the entrance hall that provides access to all principle rooms as well as two large storage cupboards and an airing cupboard.

The Sitting/Dining room is of great size boasting a length in excess of 26' and leading to a very secluded patio with largely Southerly facing aspect and views onto the well-tended and mature communal gardens.

The master bedroom has a similar aspect, Southerly facing and is of great size with numerous built in wardrobes and access to a large en-suite bathroom complete with bathtub and bidet. There is a further family bathroom with bathtub and separate shower unit.

The kitchen is separate and offers plenty of worktop and cupboard space and views onto the communal gardens.

The apartment is complete with two further very spacious double bedrooms. The second bedroom is located to the rear of the apartment and is currently laid out as a study with bespoke made to measure fitted furniture and boasts an outlook onto the gardens. The third bedroom is again a very good size in excess of 17' in length and numerous built in wardrobes.

Outside there is a very spacious garage en block and attractively laid out and beautifully maintained communal gardens.

Tenure

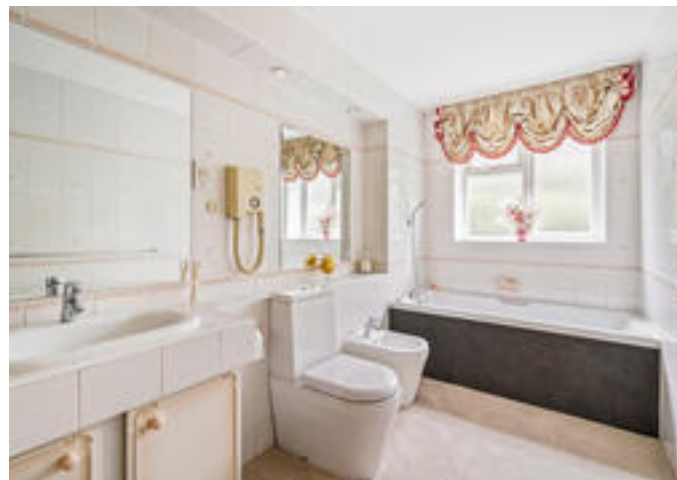
Share of Freehold

Local Authority

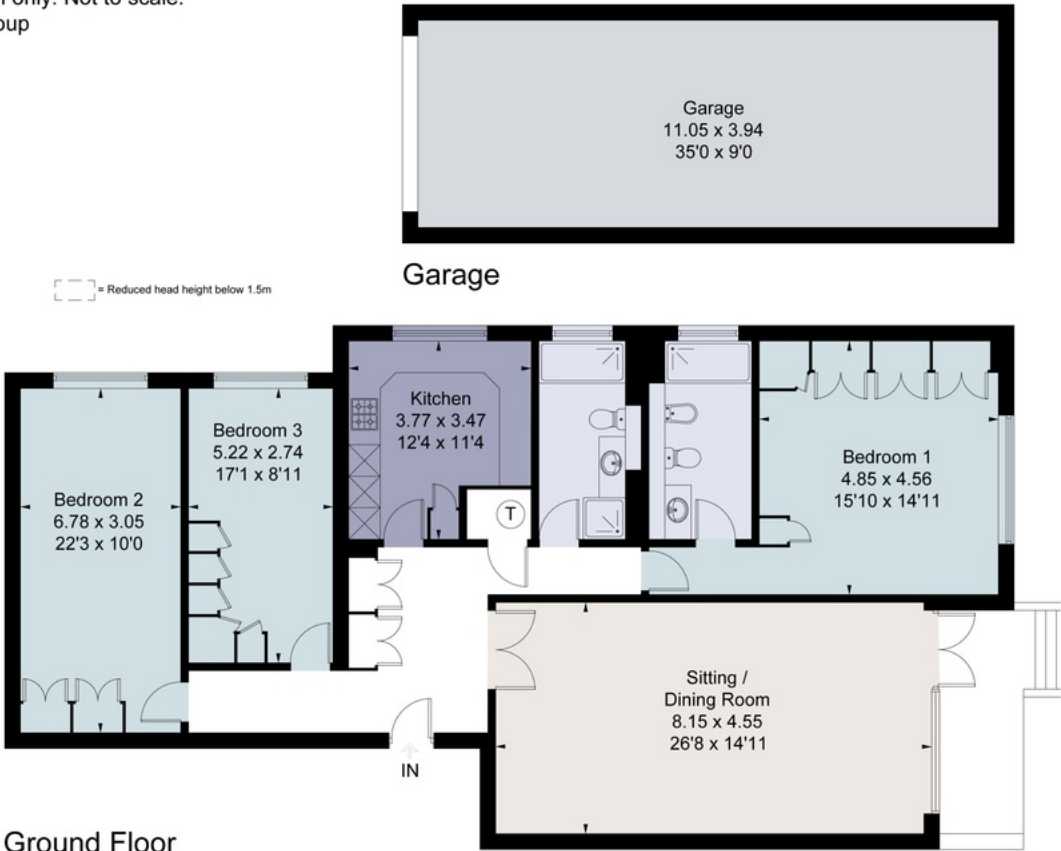
London Borough of Hillingdon

EPC rating = C





Approximate Area = 146.8 sq m / 1580 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
Garage = 43.5 sq m / 468 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		
(69-80) C	74	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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