



Two bedroom top floor apartment with roof terrace.

5 Woodland Heights, 95 Ducks Hill Road, Northwood, Middlesex, HA6 2SQ

Share of Freehold



Utility room • Large roof terrace • Communal gardens
• Passenger lift • Two Parking spaces

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 spacious two double bedroom, top floor apartment situated in a popular gated development. The apartment provides bright, well planned and attractively presented living accommodation. A good sized entrance hall provide access to all the principal rooms. Double doors lead to the sitting/dining room which in turn has double doors opening to a large roof terrace that benefits from a south easterly aspect and views over the landscaped

gardens and beyond.

The 16'2" kitchen/breakfast room has a double aspect, tiled flooring, attractively fitted range of base and wall units with granite work tops and door leading to a utility room.

There is a principal bedroom with built-in wardrobes and en suite bathroom with shower cubicle.

The accommodation is completed by a further double bedroom also with built-in wardrobes and a shower room.

The property is approached through a gated entrance and has two reserved parking spaces. A portico entrance leads to a communal entrance hall with passenger lift.

The landscaped communal gardens are a particular feature incorporating a generous expanse of neat lawn, paved sun terrace with fountain and bordered by a wide variety of mature trees.

Tenure

Share of Freehold

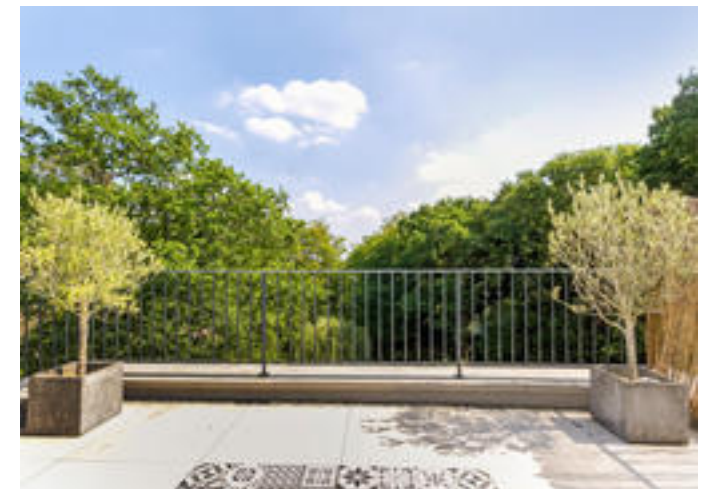
Local Authority

London Borough of Hillingdon

EPC rating = C

Viewing

Strictly by appointment with Savills

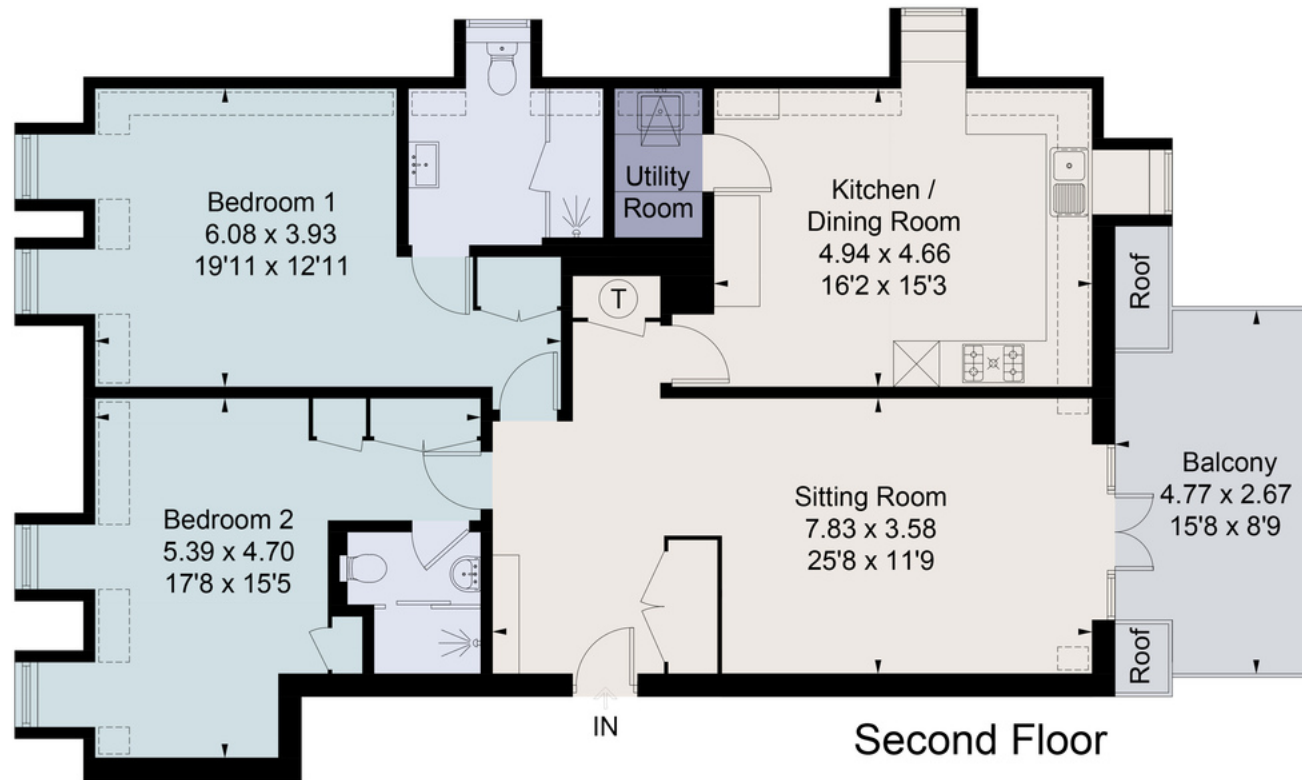




Approximate Area = 107.7 sq m / 1159 sq ft
Including Limited Use Area (7.8 sq m / 84 sq ft)
For identification only. Not to scale.

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= Reduced head height below 1.5m



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		77	80
(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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