



Stunning two bedroom flat with balcony.

Flat 4 Alexander Court, 91 Ducks Hill Road, Northwood, Middlesex, HA6 2SQ

Share of Freehold



Underfloor heating • Private South facing balcony • Large sitting/dining room • Two allocated parking spaces • High specification

Local information

London is just approximately 16 miles and is reached by rail from Northwood Metropolitan Line underground station. Northwood provides a range of shops, restaurants & coffee bars. There are facilities for sports enthusiasts & Social Clubs. There is a good choice of both private and state schools in the area.

About this property

A superb, contemporary apartment with the unusual benefit of its own substantial private balcony directly to the rear of the living room and main bedroom. There are fine Southerly views of further immaculate communal garden beyond. The property has a high specification with under floor heating, Villeroy & Boch sanitary ware and "Draks" fitted wardrobes.

The flat has a stylish communal entrance hallway with lift and staircase to all floors. The spacious reception hallway has three storage cupboards and doors to all principle rooms. The sitting/dining room has bi fold doors giving access to the terrace and a window to side. The kitchen is semi-open plan and fitted with contrasting base units and light composite work surfaces, Siemens appliances to include oven, gas hob with extractor, wine cooler, dishwasher and fridge/freezer.

The principal bedroom has bi fold doors, fitted wardrobes and a four piece en suite bathroom with porcelain marble tiling, bath and separate shower cubicle, vanity sink unit and wc.

Bedroom two is also a very spacious double bedroom, in excess of 15 foot in length with fitted wardrobes. The family bathroom has a walk-in wet room, shower cubicle with vanity sink unit and wc.

This flat further benefits from built in ceiling speakers and an Alpine security system.

The property has a substantial and secluded decked balcony to the rear with glass balustrade with a Southerly aspect. Beyond this lie the larger and well maintained communal gardens.

There are two allocated parking spaces on the block paved driveway to the front of the development.

Tenure

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Local Authority

London Borough of Hillingdon

EPC rating = B

Viewing

Strictly by appointment with Savills



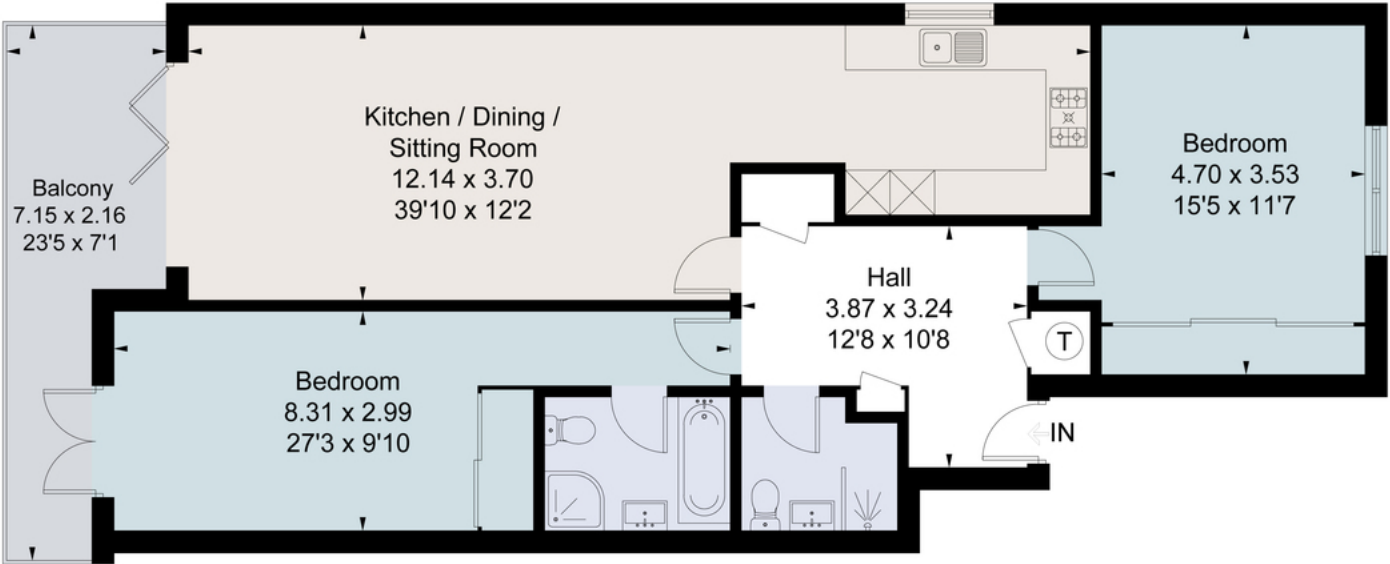




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Approximate Area = 99.7 sq m / 1073 sq ft
For identification only. Not to scale.
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Ground Floor

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	85	85
(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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