



EST 2004
ElliotLee

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120a The Fairway, Northolt - UB5 4SW

In Excess of £280,000



120a The Fairway

Northolt, Northolt

- **Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £280,000**
- 2 Bedroom, 1 Bathroom Maisonette
- End of Terrace
- Parties Own the Freehold of the Building
- Wood Laminated Flooring in the Kitchen
- Fitted Kitchen
- Spacious, Easy-to-Maintain Rear Garden
- Bedroom Opens Out to the Garden
- Great Natural Lighting Flooding the House
- Excellent Condition
- Enclosed Rear Garden
- 2 Parking Spots at the End of the Garden
- Secure Off-Street Parking

Location Benefits:

- Oldfield Circus Shops: 2-Minute Walking Distance
- Close to Local Allotments
- Barnabas Medical Center: 0.2 Miles
- Easy Access to A40/M40/M25

Railway Stations:

- Northolt Park Train Station: 1.0 Miles Away
- Greenford Station: 1.3 Miles Away

Schools:

- Wood End Primary School: 0.4 Miles Away
- Greenwood Primary School: 0.6 Miles Away
- Northolt High School: 1.2 Miles Away
- William Perkin CofE School: 1.6 Miles Away



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This exceptional 2-bedroom, 1-bathroom maisonette is beautifully presented in excellent condition and offers a wealth of desirable features. Situated at the end of a terrace, it benefits from owning a share of the building's freehold.

The property boasts a fitted kitchen with wood laminated flooring and a spacious, easy-to-maintain rear garden. Natural lighting floods the house, and the bedroom opens directly onto the garden for a serene living experience.

Additional features include an enclosed rear garden and secure off-street parking with two designated parking spots.

Conveniently located, Oldfield Circus shops are just a 2-minute walk away, with easy access to local allotments, Barnabas Medical Center, and major road links via A40/M40/M25. Excellent transport options include Northolt Park and Greenford stations within close proximity.

The area is also served by reputable schools such as Wood End Primary, Greenwood Primary, Northolt High School, and William Perkin CofE School, making it perfect for families seeking quality education and community amenities.

This maisonette offers a harmonious blend of comfort and convenience, making it an ideal choice for couples, small families, or individuals seeking a peaceful home with modern amenities and excellent connectivity. Its prime location ensures that essential services, shopping facilities, and recreational options are within easy reach, further enhancing the property's appeal.



120a The Fairway

Northolt, Northolt

- **Local Train Stations:**

- **Northolt Station** (Central Line)

- Walking distance: Approximately **10 minutes** (0.7 miles)
- Travel time to Central London (Oxford Circus): About **30 minutes** by the Central Line.

- **South Ruislip Station** (Overground and Central Line)

- Walking distance: Approximately **25 minutes** (2.6 miles)
- Travel time to Central London: **10-15 minutes** by the Central Line or Overground.

- **Local School Ratings:**

- **Northolt High School**

- Ofsted Rating: **Good** (as of the last inspection)
- Age range: 11-18
- This school is a prominent secondary school in the area, located about **10-15 minutes** walk from your address.

- **Mellow Lane School**

- Ofsted Rating: **Good**
- Age range: 11-16
- Approximately **25 minutes** drive from the property.

- **Proximity to the Town Centre:**

- **Northolt Town Centre** is relatively close and can be reached in **5-10 minutes** by car or public transport.
- The **Ealing Broadway Centre** (another key nearby town centre) is about **20-25 minutes** by bus or car, offering a range of shops, restaurants, and amenities.

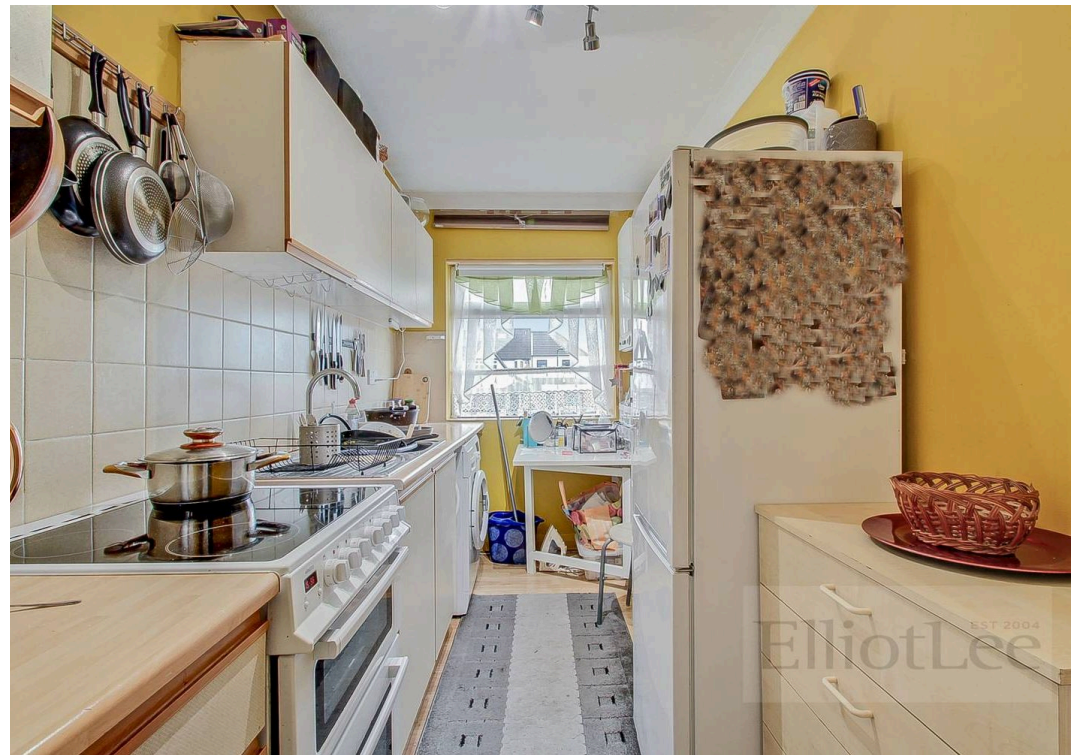
- **Parks and Green Spaces:**

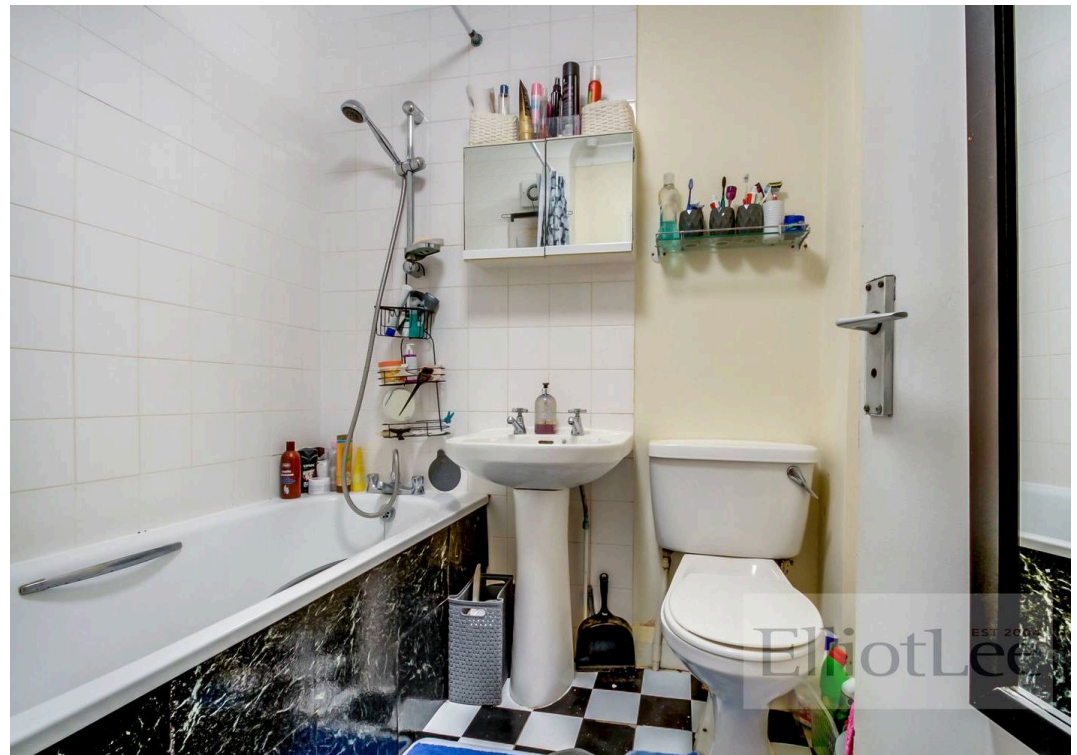
- **Northala Fields** (Approx. 1.6 mile)

- A large, beautiful park featuring rolling hills created from the rubble of the old Wembley Stadium, a fishing lake, a café, and great spaces for walking, cycling, and picnicking.

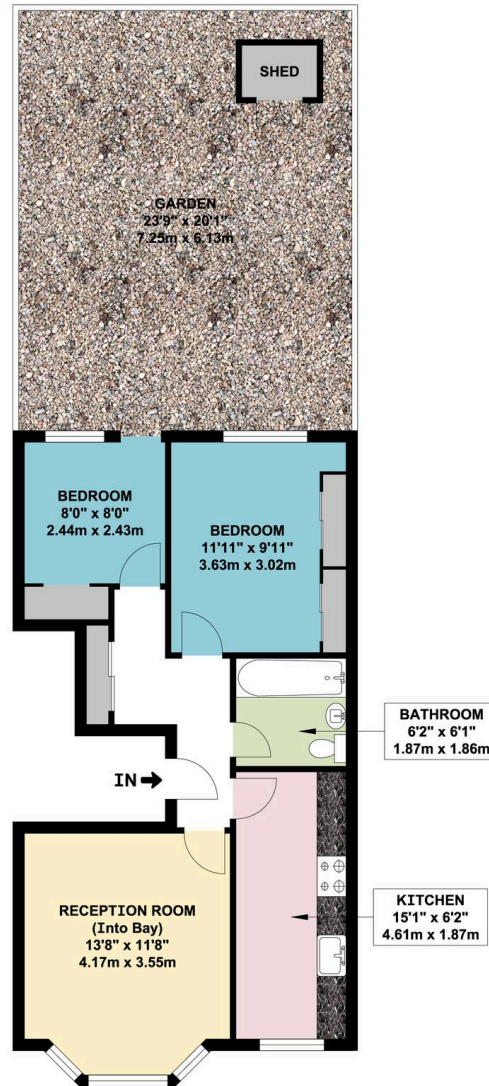
- **Minet Country Park** (Approx. 4.5 miles)

- A tranquil park offering woodlands, wildlife, and a pleasant walking environment, ideal for those who enjoy outdoor activities and nature.





**THE FAIRWAY
NORTHOLT UB5**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 555.20 SQ. FT / 51.58 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".



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