



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Irving Avenue
 Approximate Gross Internal Area = 56.9 sq m / 612 sq ft



22 Irving Avenue, Northolt, Greater London. UB5 5LX.
 £299,000

Castle Residential are delighted to offer this two double bedroom first floor flat in the market. The flat comprises of a host of benefits but to name but a few, they include, spacious and bright accommodation, double glazed windows and gas central heating a private rear garden as well as picturesque views and a short walk to Lime Trees park and fields.

Located just off the Ruislip Road or Church Road in Northolt, just South of the A40 with direct route into London and outward to the Home Counties. The property is also positioned a few moments away from the park and open fields at Lime Trees and also a local Golf Course. This family residence is just a few minutes walk from the nearest bus stops heading in the directions of; Northolt Station, Harrow, Ruislip, Hayes, Heathrow, Greenford and Ealing.

Reception

15' 0" x 12' 0" (4.57m x 3.66m) Front aspect double glazed window, radiator, feature fireplace

Bedroom 1

11' 9" x 11' 7" (3.58m x 3.53m) Front aspect double glazed window, radiator

Bedroom 2

12' 0" x 9' 11" (3.66m x 3.02m) Rear aspect double glazed window, radiator

Kitchen

Rear aspect double glazed window, range of eye and base level modern units, with space for large gas cooker, single drainer sink, tiled walls

Bathroom

White suite comprising of panel enclosed bath with shower, low level WC, vanity hand wash basin, tiled walls, heated towel rail

Garden

Private garden mainly ladi to lawn

