

Energy Efficiency Rating	
Current	Potential
81	81

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

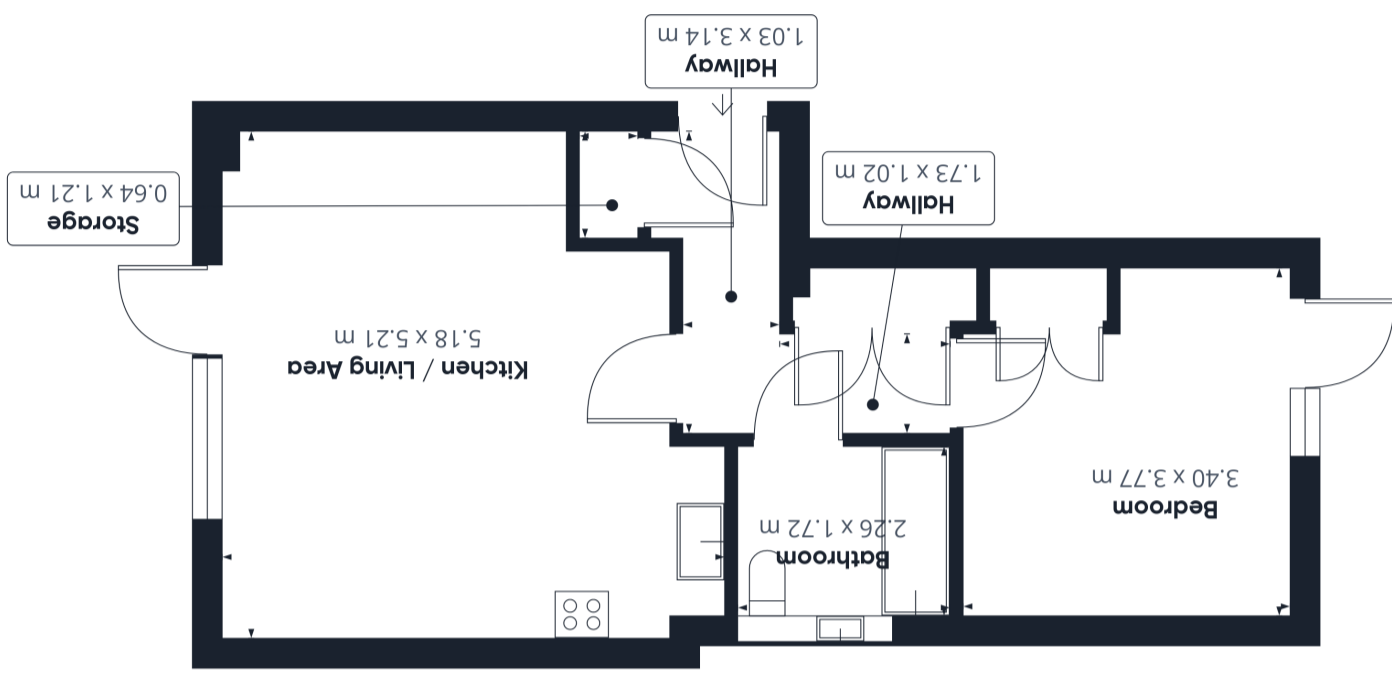
EU Directive 2002/91/EC  
 England, Scotland & Wales

GIRAFEE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 49.17 m<sup>2</sup>



Flat 18 Harman Court, Rectory Park Avenue, Northolt,  
 Greater London. UB5 6SS. £260,000

Castle are pleased to offer this modern one bedroom apartment for sale in Northolt, an excellent opportunity for first time buyers and buy to let investors alike!

Situated on the ground floor, the property benefits from a spacious lounge, open plan kitchen with gas hob, a large private garden, good sized bedroom, access to off street resident's parking and gas heating. Located in a secure residential block, the property is in close proximity to Lidl superstore and the scenic Rectory Park. The property also has easy access to Greenford Broadway and Northolt Station (Central Line). The flat is in excellent condition throughout and early viewings are highly recommended.

#### Reception

5.21m x 5.18m (17' 1" x 17' 0") Rear aspect double glazed doors to garden, radiator, laminate floor, open plan with the kitchen

#### Kitchen

Range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over, built in fridge/freezer, spot lights

#### Bedroom

3.77m x 3.40m (12' 4" x 11' 2") Front aspect door and window to garden, radiator, fitted wardrobe

#### Bathroom

Panel enclosed bath with shower, low level WC, vanity unit with wash hand basin, tiled walls and floor

