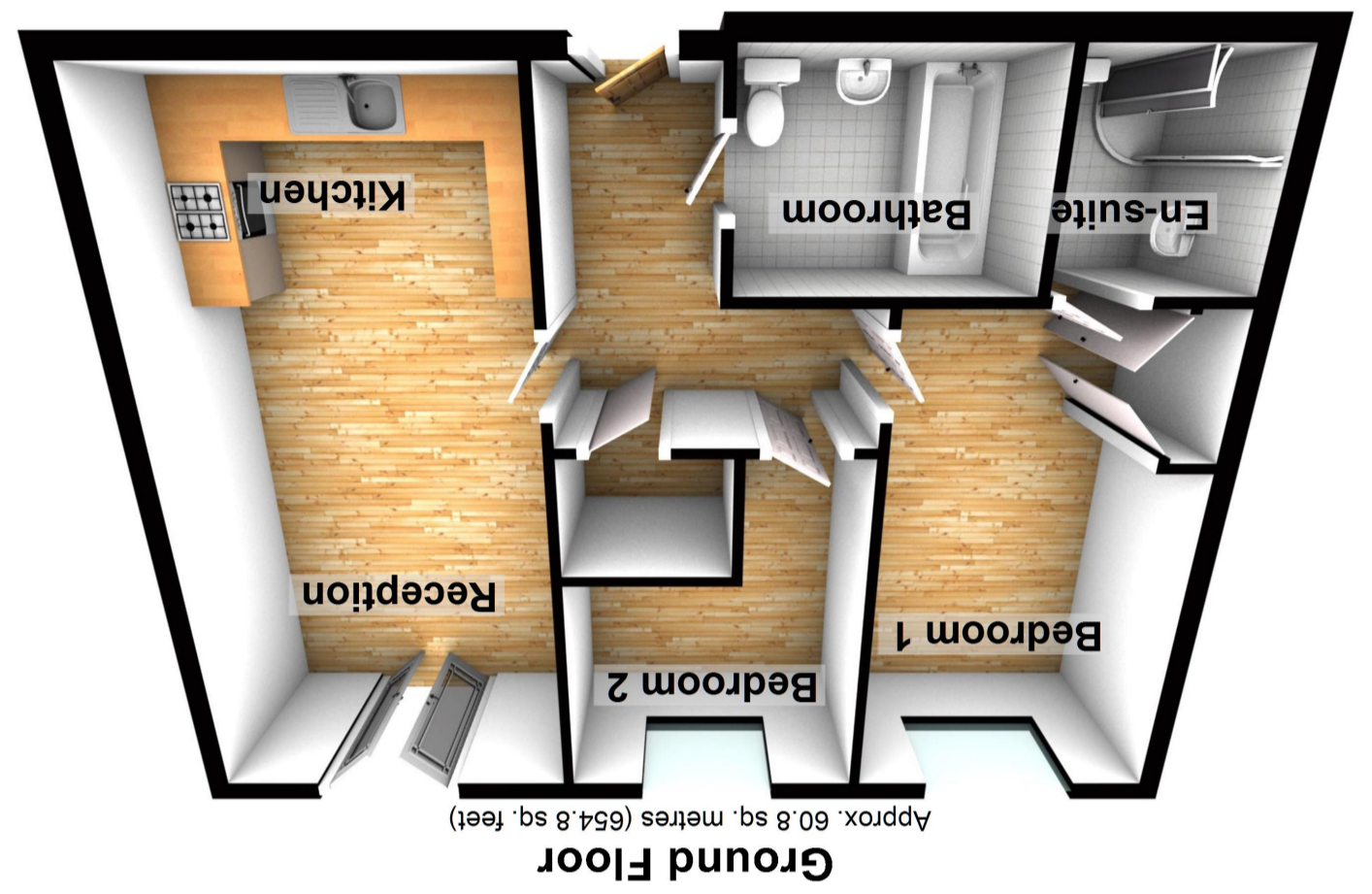


Energy Efficiency Rating	
Current	Potential
79	81
Very energy efficient - lower running costs A (92 to 100) B (81 to 91) C (69 to 80) D (55 to 68) E (39 to 54) F (21 to 38) G (1 to 20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Wales & N.Ireland	

Total area: approx. 60.8 sq. metres (654.8 sq. feet)



Flat 33 Brecon House, Taywood Road, Northolt, Greater London. UB5 6GU.
 £300,000

Situated in the popular recently built area of the Grand Union Village, is this modern executive two double bedroom apartment with multiple benefits including a spacious open plan lounge, bathroom and ensuite to main bedroom with shower, fitted kitchen with fitted appliances and allocated parking. The property is presented well to the market and at its location, there is a selection of amenities on-site including shops, restaurant and medical centre. Altogether this makes the property an ideal first time buy or buy-to-let investment.

Bedroom 1

15' 8" x 8' 10" (4.78m x 2.69m) Double glazed window, laminate floor, radiator, fitted wardrobe, door to en suite

En Suite

Shower cubicle, wall mounted basin, low level WC, extractor fan

Bedroom 2

11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window, laminate floor, radiator

Bathroom

Panel enclosed bath, low level WC, wall mounted wash hand basin

Reception

22' 3" x 11' 0" (6.78m x 3.35m) French doors opening onto Juliet balcony, laminate floor, opening onto kitchen

Kitchen

Range of eye and base level modern units with integrated dishwasher, washing machine, fridge/freezer, gas hob with oven under

