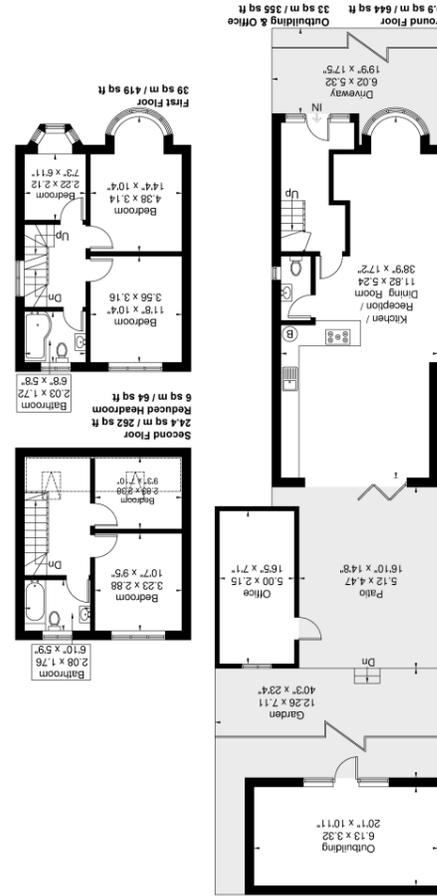


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	87

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



The Heights
 Approximate Gross Internal Area = 123.3 sq m / 1325 sq ft
 Eaves Storage / Reduced Headroom = 6 sq m / 64 sq ft
 Outbuilding & Office = 33 sq m / 355 sq ft
 Total = 162.3 sq m / 1744 sq ft



64 The Heights, Northolt, Greater London. UB5 4BP.
 £765,000

This exceptional, completely refurbished family home has been finished to an outstanding standard throughout, offering generous and versatile accommodation arranged over multiple levels, complemented by a substantial outbuilding and beautifully landscaped garden. Every element of the property is brand new, with high-end materials, contemporary design and meticulous attention to detail evident from the moment you step inside.

The property is offered chain free, making it an ideal purchase for buyers seeking a smooth and straightforward transaction. The ground floor is centred around a stunning open-plan kitchen, reception and dining space, designed for modern family living and entertaining.

This expansive area benefits from sleek, bespoke cabinetry, integrated appliances, quartz worktops and feature lighting, all set beneath large skylights that flood the space with natural light. Wide-format flooring, clean architectural lines and full-width glazing seamlessly connect the interior to the rear garden and terrace, creating an impressive indoor-outdoor flow. A separate office provides an ideal work-from-home space, while thoughtful storage solutions are incorporated throughout.

Upstairs, the property offers well-proportioned bedrooms, all finished with contemporary flooring, recessed lighting and stylish radiators. The principal bedroom is generous in scale, with further bedrooms offering flexibility for family living, guest accommodation or additional home office use. The bathrooms are finished to a luxury specification, featuring modern sanitary ware, walk-in showers, elegant tiling and designer fixtures, all reflecting the quality seen throughout the home. Externally, the property truly excels. The rear garden is larger than average, laid mainly to lawn with a substantial patio and raised terrace, ideal for entertaining, family use or relaxation.

The detached outbuilding is a major feature, offering approximately 355 sq ft of additional space and suitable for a wide range of uses including a home office, gym, studio or guest accommodation (subject to any necessary consents). To the front, the property benefits from off-street parking via a private driveway, enhancing day-to-day convenience.

The Heights is set within a quiet and well-established residential area of Northolt, conveniently positioned close to South Harrow and its range of local amenities. The property offers excellent transport links, with Northolt Station (Central Line) providing direct access into Central London, including Ealing Broadway, Shepherd's Bush and the West End, while nearby bus routes connect easily to South Harrow, Harrow town centre and surrounding areas. Residents benefit from a good selection of local shops, supermarkets and everyday amenities, with more extensive retail and dining options available in South Harrow, Greenford and along the Uxbridge Road. The area is well regarded for local schools, green open spaces and parks, making it a popular choice for families and commuters seeking both convenience and a residential setting.

Kitchen / Reception Room / Dining Room

38' 9" x 17' 2" (11.81m x 5.23m)

Bedroom

14' 4" x 10' 4" (4.37m x 3.15m)

Bedroom

11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom

7' 3" x 6' 11" (2.21m x 2.11m)

Bedroom

10' 7" x 9' 5" (3.23m x 2.87m)

Bedroom

9' 3" x 7' 10" (2.82m x 2.39m)

Office

16' 5" x 7' 1" (5.00m x 2.16m)

Outbuilding

20' 1" x 10' 11" (6.12m x 3.33m)

