



## Milner House UB4 9JN

**BONUS BUYER CASH BACK IF THIS PROPERTY IS PURCHASED VIA US!**

A spacious and very well presented 2 double bedroom, purpose built split level 1st floor flat. Located within a popular residential area close to a choice of favoured schools and wonderful open spaces within large public recreation grounds and playing fields. Public transport provides main bus route links for Northolt Station, Ealing, Southall, Heathrow, Uxbridge & Hayes & Harlington Station (Cross Rail anticipated 2022/23).

The property is Leasehold with 104 years remaining and has recently been redecorated throughout + refurbished with a re-fitted kitchen and bathroom + new carpets. It has a spacious lounge with private balcony, 2 double bedrooms + communal gardens & a private shed.

**NO UPPER CHAIN!**

## Accommodation

2 Double Bedroom Flat

Split Level

GCH +DG Windows

Re-Fitted Kitchen & Bathroom

New Carpets

Newly Decorated

104 Year Lease Remaining

**NO UPPER CHAIN!**

## Ground Floor

**Entrance Hall (external staircase)** - Double radiator, carpeted stairs to 1st floor, door to Lounge & door to:-

**Kitchen - 12' 2" x 8' 3" (3.71m x 2.54m)** Attractive range of re-fitted wall, base & drawer units, stainless steel sink with mixer tap, fitted electric oven + gas hob & extractor, space for washing machine, walk-in cupboard, double glazed windows, cupboard housing wall mounted boiler.

**Reverse View -**

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**Lounge - 16' 0" x 11' 6" (4.88m x 3.53m)** Double radiator and double glazed sliding patio doors onto a private balcony.

**1st Floor/Landing** - Access to loft with fitted carpets through to both bedrooms.

**Bedroom 1 - 16' 4" x 11' 6" (4.98m x 3.53m)** Double aspect room with double glazed windows & double radiator.

**Bedroom 2 - 11' 3" x 11' 3" (3.43m x 3.43m)** Double radiator, double glazed windows, built in wardrobe.

**Bathroom** - Re-fitted suite comprising panelled bath, hand wash basin, low level wc, heated towel rail & storage cupboard housing hot water cylinder.

**Outside** - Communal gardens + private shed.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

