



Finsbury Park Lettings, 8 Blackstock Road, London N4 2DL

T 020 7704 5777 E finsburylet@ludlowthompson.com W www.ludlowthompson.com

MULBERRY CLOSE NORTHOLT



LET

REF: 5217103

3 Bed, Purpose Built House, Private Garden

Large separate reception room - Huge Private Garden - Northolt Station - Three Genuine Doubles - Modern Kitchen - Central Line

Charming three double bedroom house close to Northolt station. Furnished to a great standard with wooden flooring throughout. The property comprises of a modern fully fitted kitchen, separate reception room, a fully tiled bathroom, three generous doubles and a private garden. Northolt station offers connections via the central line. To arrange a viewing please call our lettings team on 0208 752 9988.

Train/Tube - Northolt

ludlowthompson



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Bathroom



Kitchen



Reception Alt



Reception



Bedroom 1



Bedroom 2



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Bedroom 3



External



Garden



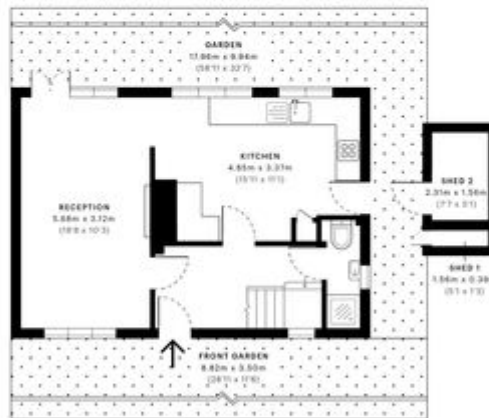
MULBERRY CLOSE NORTHOLT



	Mulberry Close, UB5		GROSS INTERNAL AREA 88.3 Sqm / 950.9 Sqft
	ISSUED DATE 10/12/2019	LASTE DATE PRINTED 16/12/2019	



— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA) The balance of the property. 88.3 Sqm / 950.9 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes cupboards, carpeted areas. 84.2 Sqm / 908.8 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	PROPOSED TO BE BUILT Limited use area under 1.8m. 0.0 Sqm / 0.0 Sqft
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, lengths and widths are the maximum points of measurements captured to the scan.

SPS 10 RESIDENTIAL
87.2 Sqm / 938.0 Sqft

SPS 01 RESIDENTIAL
86.8 Sqm / 930.7 Sqft

SPS 02
N/A

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



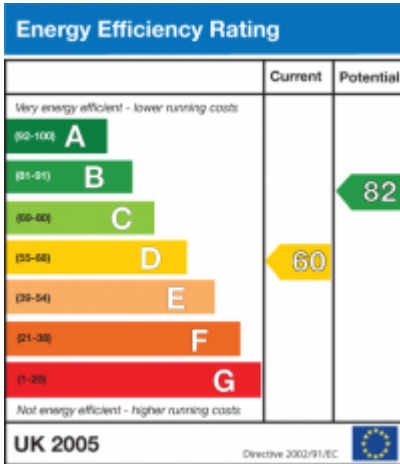
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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Lettings Office quoting 5217103

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.