



Eastbury Avenue

Northwood, Middlesex, HA6

binks
estate agent

{The Particulars

Eastbury Avenue
Northwood, Middlesex, HA6

Guide Price: £595,000
Leasehold

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Receptions**

Features

- Top Floor apartment
- Popular location
- Gated development
- Two double bedrooms
- Kitchen/breakfast room
- Living/dining room with balcony
- Bathroom and en-suite shower room
- Residents and visitors parking
- Well maintained communal areas and gardens
- EPC: C

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The Property

Situated on the top floor of a prestigious gated development in desirable Northwood, this attractive two double bedroom, two-bathroom apartment offers all the conveniences of modern-day living. The well-maintained communal areas have a lift and stairs to all floors.

The property has a spacious hallway leading to all rooms, including a good-sized storage cupboard. The inviting living/dining room has a private balcony overlooking beautifully manicured communal gardens - an ideal retreat after a long day.

The kitchen/breakfast room with side aspect window is equipped with fitted appliances and ample space for casual dining.

Both bedrooms are doubles with fitted wardrobes. The generously sized main bedroom has an en-suite with a shower cubicle, basin, WC, and bidet. The second bedroom has Jack and Jill access to the fully tiled family bathroom featuring a bath with overhead shower.

Outside, mature trees surround the expansive rear lawn in the meticulously landscaped grounds. An allocated parking space is conveniently included, along with ample guest parking and refuse storage areas.

Location

Northwood is a popular location offering excellent shopping facilities and schooling in both the state and private sectors. There are convenient road links to the M25 together with rail connections to central London via the Metropolitan Line station.

Costs

Council Tax: Three Rivers District Council – Band F - £3,175.54 (Payable 2024-2025)

Service Charge: £3,522 per annum.

Ground Rent: £400 per annum.

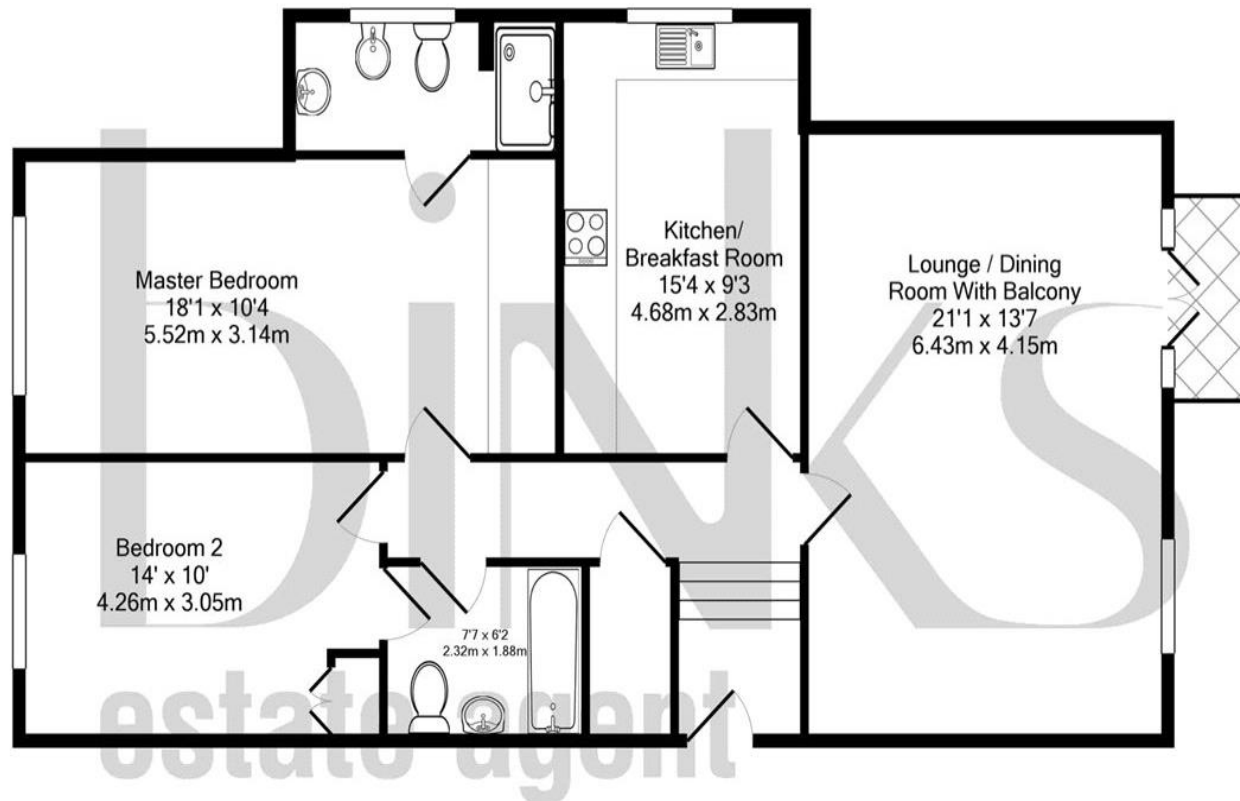
Lease: 97 years remaining

{ Attractive top floor two double bedroom apartment in a sought after gated development close to the amenities of Northwood. The property has well-proportioned accommodation throughout and is situated in nicely presented gardens and grounds.

Stanhope, 25 Eastbury Avenue, Northwood, HA6 3LJ

Approx. Gross Internal Area

91 sq m – 981 sq ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

