



£500,000 Freehold

Brazier Crescent, Northolt, UB5

GRAND UNION VILLAGE!! Simple Estate Agent present to the market this three-bed semi-detached located in the popular grand union village. The property benefits from off street parking, 2.5 bathrooms and private rear garden to name a few. Located in the Grand Union Village, the property is located to bus stops, local shops and canal moorings. The property is currently let out at £1450 PCM which is a good investment or it can be sold to someone to make it their own home. Call and speak to our sales team to book a viewing to see truly appreciate this property..

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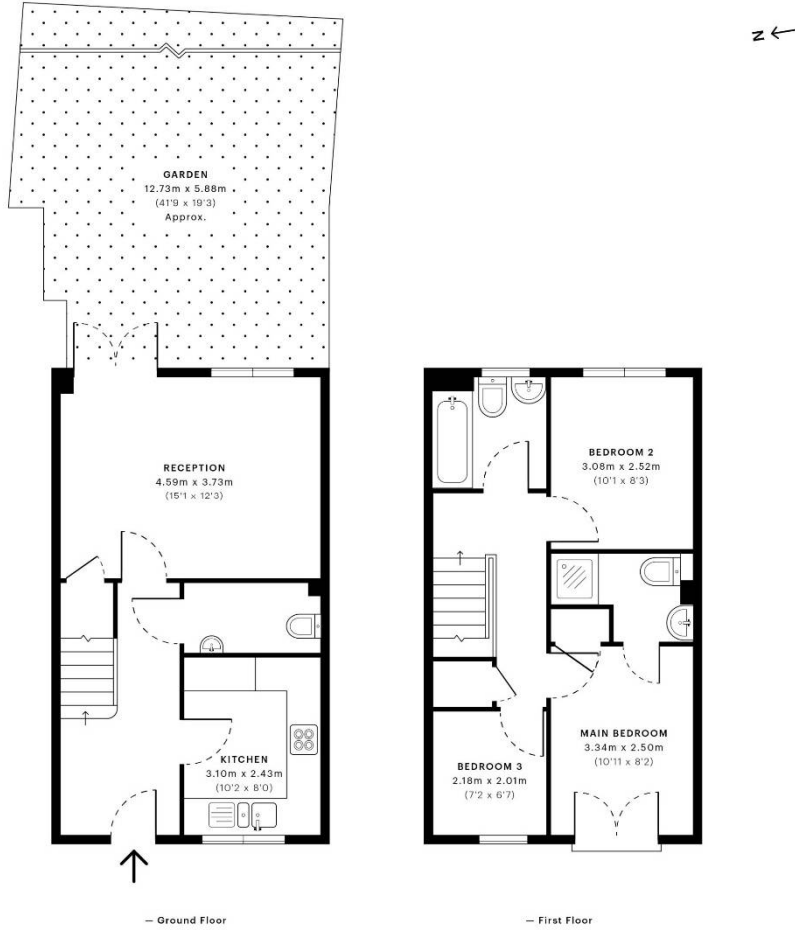


Brazier Crescent, UB5

CAPTURE DATE 04/11/2021 LASER SCAN POINTS 5,124,146

GROSS INTERNAL AREA

74.13 sqm / 797.93 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
74.13 sqm / 797.93 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
69.37 sqm / 746.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 71.67 sqm / 773.60 sqft
IPMS 3C RESIDENTIAL 69.97 sqm / 753.15 sqft
SPEC ID: 61801533ca551d0de3fa2e16

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 25 s (266 ft) Continue on Coldharbour Ln. Take The Pkwy/A312 to Glencoe Rd 6 min (1.8 mi) Continue on Glencoe Rd. Take Broadmead Rd to Brazier Cres 4 min (0.9 mi) UB5 6FB Brazier Cres, Northolt

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.