



# Flat 5, Elm House

Ducks Hill Road, Northwood, Middlesex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A beautifully presented two bedroom apartment

First floor apartment situated in the desirable Elm House development on Ducks Hill Road, Northwood



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**2 BATHROOMS**



**ALLOCATED PARKING**



**COMMUNAL GARDENS**



**LEASEHOLD**



**TOWN**



**1,037 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

Apartment 5 has a light and spacious hallway that leads to all the rooms. A bright and airy living room opens out onto an expansive balcony, perfect for enjoying early mornings or evening sunsets. There is a large well appointed kitchen with room for table and chairs.

The apartment boasts two spacious bedrooms, the principal bedroom features an en suite bathroom and build-in wardrobes. The second double is complemented by a family bathroom.



## Outside

The apartment benefits from two allocated parking spaces one in the covered gated garage beneath the property, the other being outside at the front. The communal grounds are beautifully maintained.

## Location

Northwood provides a wide range of shops, including Waitrose, Boots, Costa Coffee along with a good selection of restaurants. Golf, Tennis, Football, Cricket and extensive facilities are available within the Virgin Active Sports along with a Social Club in Ducks Hill Road. Ideal for the commuter, the nearby M40 links to the M25, M1, M4 and London Heathrow, Gatwick and Luton airports, while Northwood Metropolitan Line railway station is approximately 1.3 miles away, with trains to London Baker Street in approx. 35 minutes.

Schooling is excellent with a choice of private and state schools including St Helen's and Northwood College for girls and St Martin's, St John's and Merchant Taylor's for boys.



## Distances

- London Heathrow airport approx. 15 miles

## Nearby Stations

- Northwood underground station approx. 1.3 miles

## Key Locations

- Pinner Memorial Park
- Bentley Priory Museum
- Black park Country Park

## Nearby Schools

- St Helen's for girls
- Northwood College for girls
- St Martin's for boys
- St John's for boys
- Merchant Taylor's for boys



Approximate Gross Internal Area = 96 sq m / 1,037 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Floorplans

House internal area 1,037 sq ft (96 sq m)

For identification purposes only.

### Directions

HA6 2WG

what3words: ///takes.newest.hooks

### General

Local Authority: Hillingdon

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: D

Tenure: Leasehold (lease expiry 3014)

Service Charge: £4,000 pa (inc. building insurance)

Ground Rent: Peppercorn

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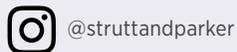
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