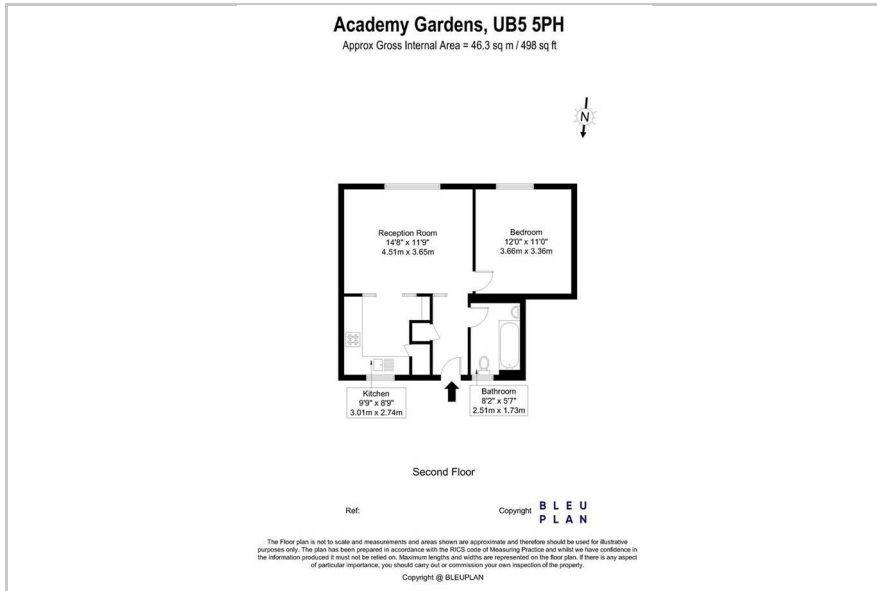




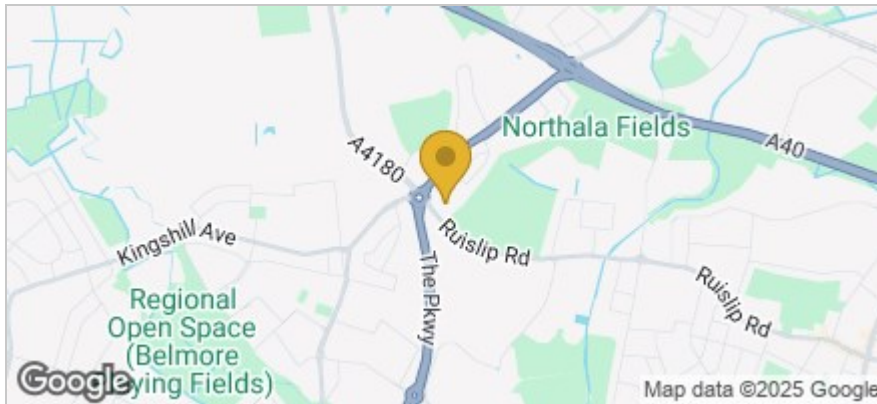
Academy Gardens, Northolt, UB5 5PH  
Auction Guide £190,000

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## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

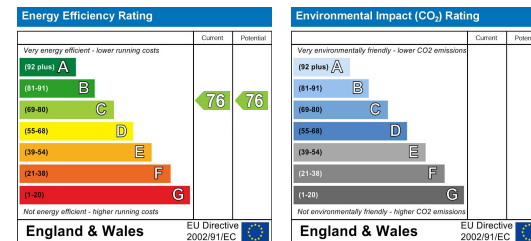
## Accommodation

- BEING SOLD VIA SECURE SALE ONLINE  
BIDDING TERMS & CONDITIONS APPLY.  
STARTING BID £190,000
- NO UPPER CHAIN
- 177 YEAR LEASE
- SECOND FLOOR FLAT
- IDEAL FIRST TIME PURCHASE
- LARGE LOUNGE
- LIGHT FILLED DOUBLE BEDROOM
- FITTED KITCHEN
- FAMILY BATHROOM
- FITTED STORAGE SPACE

## Viewing

Please contact our Daniels, Sudbury Office on 020 8904 4888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Sudbury

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Middlesex HA0 3HS

Sales 020 8904 4888  
Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

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## Willesden Green

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Lettings 020 8452 7999  
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## Kensal Rise

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London NW10 3ND

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Lettings 020 8969 5999  
E kensalrise@danielsestateagents.co.uk