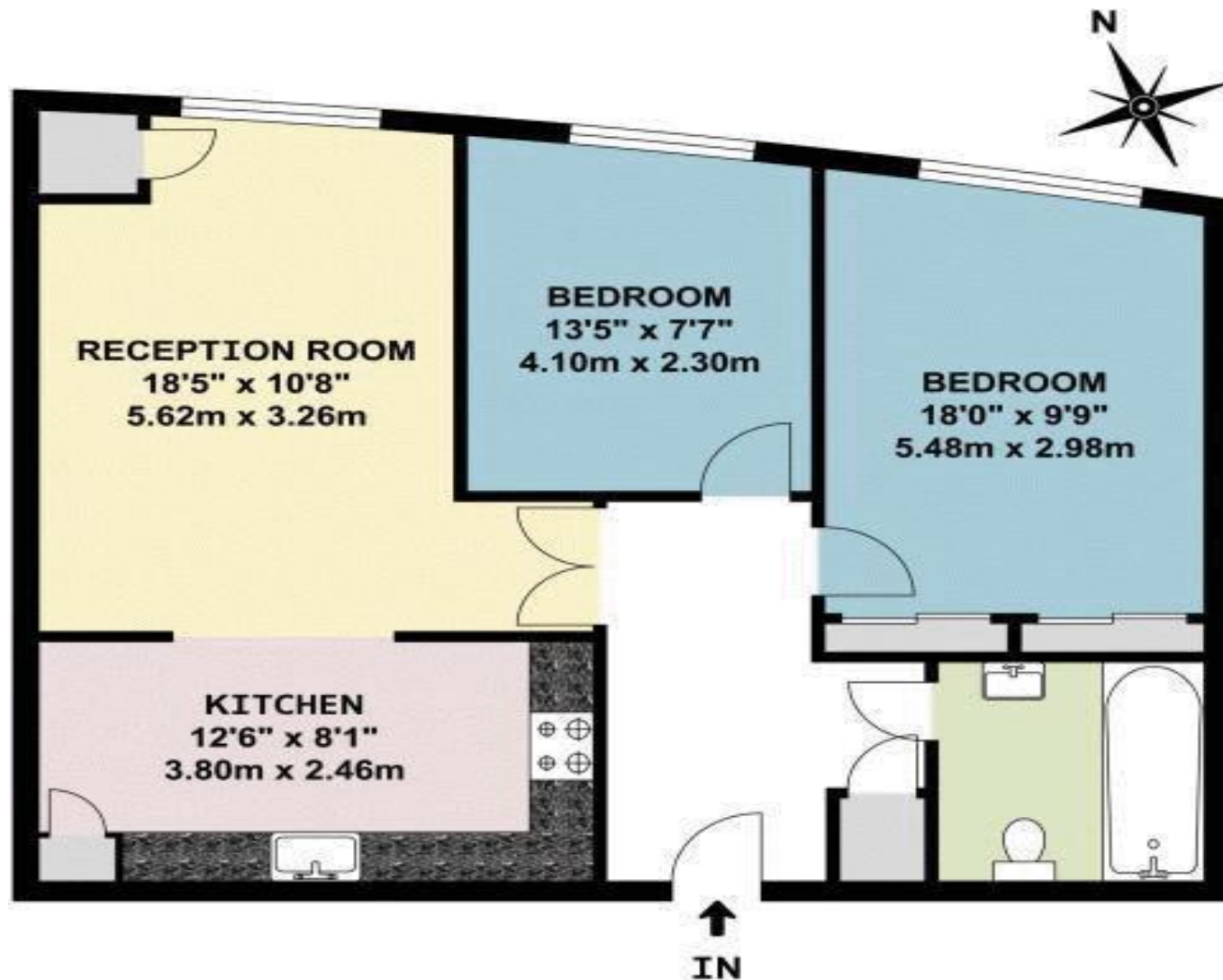


Greenford Road Greenford UB6 0AJ

Price Guide: Monthly Rental Of £1,650



SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 734.95 SQ. FT / 68.28 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Available 25th May

Unfurnished

THE TOTAL RENT IS £1650 PCM WHICH WILL INCLUDE THE WATER RATES.

London Borough of Ealing

Council tax band - D -£1841PA

EPC =C

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this larger than average (734 SQ FT) two double bedroom, immaculate condition, second floor apartment located on the Greenford Road. The property is within easy reach of the local shops and transport facilities to include the Sudbury Hill tube station within 0.4 miles. Other benefits include; recently renovated, two double bedrooms. entrance room, modern kitchen and bathroom. The property is offered unfurnished and available 25th May. THE TOTAL RENT IS £1,650 PCM WHICH WILL INCLUDE WATER RATES.



- TWO DOUBLE BEDROOM
- PURPOSE BUILT FLAT
- SECOND FLOOR
- NEW MODERN KITCHEN
- MODERN BATHROOM
- ALLOCATED UNDERGROUND GATED PARKING
- 0.4 MILES TO SUDBURY HILL TUBE STATION
- UNFURNISHED AND AVAILABLE 25TH MAY

**Greenford Road
Greenford
UB6 0AJ**

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Accommodation

The communal entrance has stairs and a lift to all floors. The property comprises a front door to an entrance hall room; with doors to the storage cupboard, bathroom, two bedrooms and the living room area. The modern bathroom comprises a WC, hand basin, bath, tiled walls and tiled floors. Both bedrooms are double bedrooms, bedroom one has large mirrored fitted wardrobes. The living room has an arch to the newly fitted modern kitchen. The kitchen has wall and base level units, an integrated fridge/ freezer, washing machine and dish washer. A 4 ring gas hob with an over hood extractor fan and an electric oven. There is a fitted corner breakfast bar. The living room has a door to a cupboard which houses the boiler. The property is in immaculate condition throughout, with wooden floors and natural coloured walls. Outside the property is underground gated allocated parking and communal gardens.

