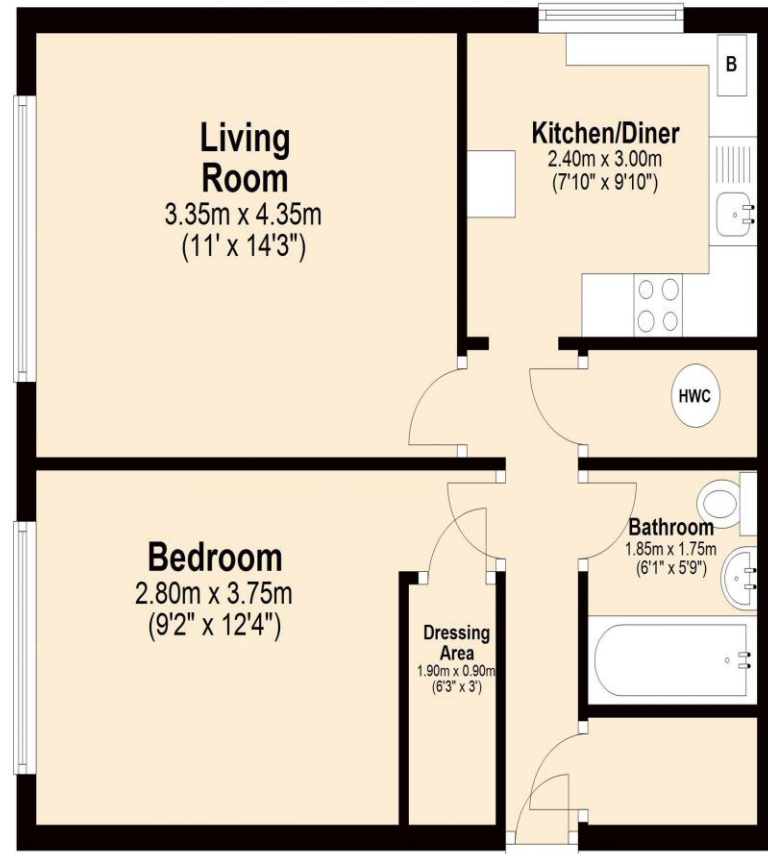


### First Floor Flat

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 46.6 sq. metres (501.2 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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. Plan produced using PlanUp.

Leasehold - new lease of approx 180 years upon completion.  
Service charge - £80 pcm Ground rent - £10 PA  
London Borough of Ealing  
Council tax band B £1,222.06  
EPC =C

NORTHOLT OFFICE

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[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**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.

### Lilian Board Way Greenford UB6 0SB

Price Guide: £220,000



Bennett Holmes are pleased to offer this well presented one double bedroom first floor apartment in Greenford. The property is within 0.8 miles of Sudbury Hill's shopping and transport facilities to include the Piccadilly Line and Chiltern Railway Line Stations. Other benefits include gas central heating, double glazed windows, a new lease of approx 180 years upon completion and no upper chain.





- ONE DOUBLE BEDROOM
- PURPOSE BUILT FLAT
- FIRST FLOOR
- ENTRYPHONE SYSTEM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- A NEW LEASE OF 180 YEARS UPON COMPLETION
- NO UPPER CHAIN

**Lilian Board Way  
Greenford  
UB6 0SB**

**Price Guide: £220,000**



**Accommodation**

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs up to the first floor. The flats entrance hallway has doors to all rooms; bedroom, bathroom, lounge, an arch to the kitchen and there are two large storage cupboards. The kitchen is fitted with wall and base level units, an integral 4 ring gas hob with integral electric oven and an overhead extractor hood, plumbing for a washing machine and space for a fridge/ freezer. The bathroom comprises a three piece white suite, part tiled walls and tiled flooring.

Outside the property are communal gardens and communal parking.

Leasehold - a new lease of 180 years upon completion

Service charge - £80 pcm Ground rent - £10 PA

