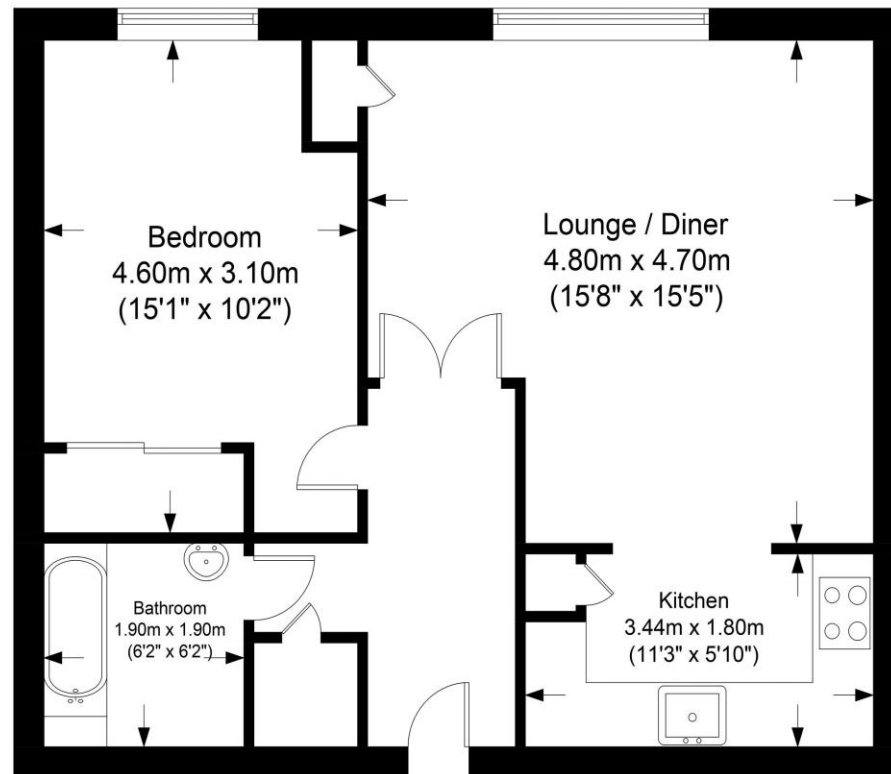


1089 Greenford Road Greenford UB6 0AJ

Price Guide: Offers in the Region Of £265,000

Approximate Gross Internal Floor Area : 54.11 sq m / 582.43 sq ft



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

Leasehold: 105 years remaining
Service charge: £185 per month
Ground rent: £250 per annum
London Borough of Ealing
Council Tax Band C Council Tax £1,636 per annum
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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.



Bennett Holmes are pleased to offer this larger than average one bedroom, immaculate condition, first 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: long lease, entry phone system, one large double bedroom, entrance room, modern kitchen, bathroom and secure underground parking.



- ONE BEDROOM FLAT
- PURPOSE BUILT FLAT
- FIRST FLOOR
- MODERN KITCHEN
- MODERN BATHROOM
- 0.4 MILES TO SUDBURY HILL TUBE STATION
- IN EXCESS OF 100 YEAR LEASE REMAINING
- NO UPPER CHAIN

**1089 Greenford Road
Greenford
UB6 0AJ**

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£265,000



Accommodation

The communal entrance has stairs and a lift to all floors. Located on the first floor the front door opens to an entrance hall room with laminated wooded floor and entry phone system, doors to the storage cupboard, bathroom, bedroom and the living room area. The modern bathroom comprises low level WC, wash hand basin, panel enclosed bath with mixer tap and shower attachment, extractor fan, tiled walls and tiled floors. The bedroom has a front aspect window, mirrored wardrobes and laminated flooring. The living room has a front aspect window, laminated floor, a built in cupboard which houses the boiler and an arch to the modern kitchen. The kitchen has wall and base level units, an integrated fridge/ freezer, plumbing for washing machine and dish washer, a 4 ring gas hob with extractor hood and an inbuilt electric oven. The property has a allocated parking space in secure underground parking.

