



Botany Court Parva Grove, UB6 7FR

welcome to
Botany Court Parva Grove

*** 25% Shared Ownership*** This sixth floor modern, spacious apartment situated in Union Square in Perivale Village offering circa 800 sq. Ft of internal living space. The building is only circa 3 years old and offers a 20' reception and modern kitchen with built in appliances and floor to ceiling large windows and direct access to the private balcony with London views, a main double bedroom with an en-suite bathroom, a second double bedroom and a second family contemporary bathroom. Other benefits include a useful hallway storage, double glazing throughout, 7-year NHBC warranty in place and no onward chain.

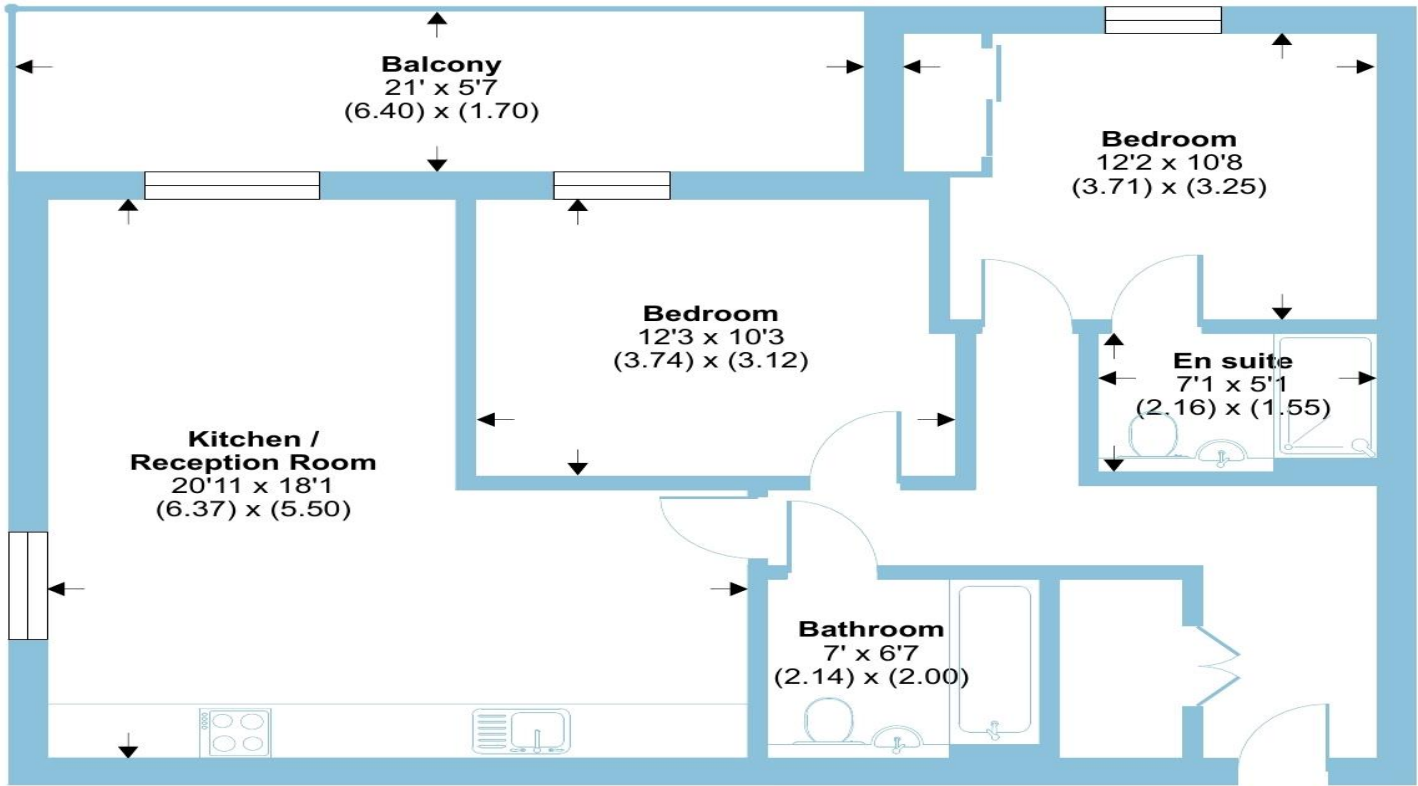
Perivale's unique village feel suits those who enjoy a slower pace of living, with excellent local connections to the rest of the capital and beyond, making it equally ideal for fast-paced lifestyles. Union Square is as perfect for growing families as it is for professionals and first-time buyers, not to mention those looking to progress up the property ladder.

The level of craftsmanship presented throughout these apartments is matched only by the quality of their sought-after location. It is little wonder why Union Square is generating so much exciting conversation. Providing a bridge between both Central and Greater London, the development suits those who desire some balance to their day-to-day.



Parva Grove, Perivale, Greenford, UB6

Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



SIXTH FLOOR



welcome to

Botany Court Parva Grove, Perivale Greenford

- *** 25% Shared Ownership***
- Sixth floor modern apartment
- Two double bedrooms & Two bathrooms
- Private balcony & residents landscaped garden.
- Circa 800 sq. Ft of internal living space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2674.92

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Shared equity **£111,250**

*** 25% Shared Ownership*** This spacious, modern contemporary apartment situated in Union Square in Perivale village, offering two double bedrooms, two bathrooms, private balcony and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing.



Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
EAL109596 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk