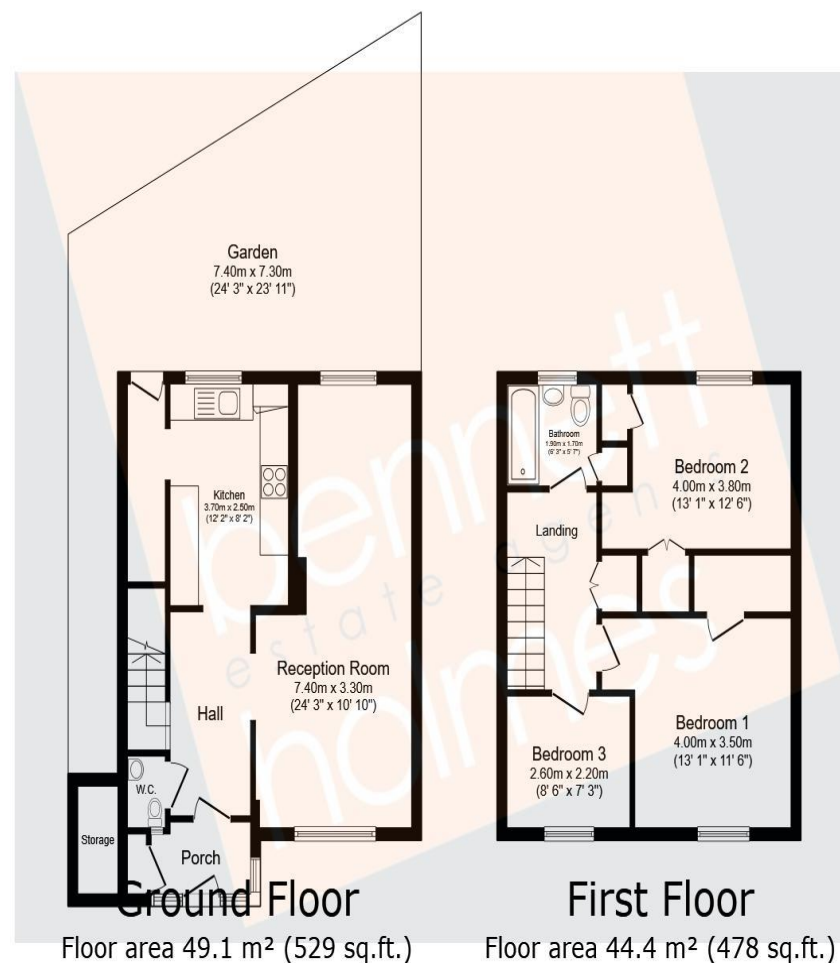


Legion Road Greenford UB6 8XG

Price Guide: £405,000



Bennett Holmes are pleased to offer this spacious, split level, ground floor maisonette in Greenford. The property is situated 0.4 miles to Greenford's Central Line Station as well as Westway Cross Retail Park and there is easy access to the A40 both in and out of London. The property is in good decorative order throughout. Benefits include a downstairs WC, own rear garden, gas central heating, double glazed window, no upper chain and a new lease of 176 years upon completion.

TOTAL: 93.5 m² (1,007 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

London Borough of Ealing
 Leasehold- A new lease of 176 years upon completion
 Service charge - £105 pcm
 Ground rent - £10 pa
 Council tax band C - £1,732
 EPC =D

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.



- THREE BEDROOMS
- GROUND FLOOR AND FIRST FLOOR
- SPLIT LEVEL MAISONETTE
- OWN REAR GARDEN
- DOWNSTAIRS WC
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- NO UPPER CHAIN
- A NEW LEASE OF 176 YEARS UPON COMPLETION

**Legion Road
Greenford
UB6 8XG**

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Accommodation

The accommodation briefly comprises a double glazed porch opening to the front door. The front door opens to the entrance hall with doors to the downstairs WC, living room and the kitchen. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and integral electric oven. There is space for a fridge/ freezer, an arch to the utility area with space for a washing machine and a door to the rear garden.

Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom. The bathroom comprises a panel enclosed bath with a shower unit, wash hand basin and low level w.c.

Outside the property is a private rear garden which is paved. To the front is communal parking.

