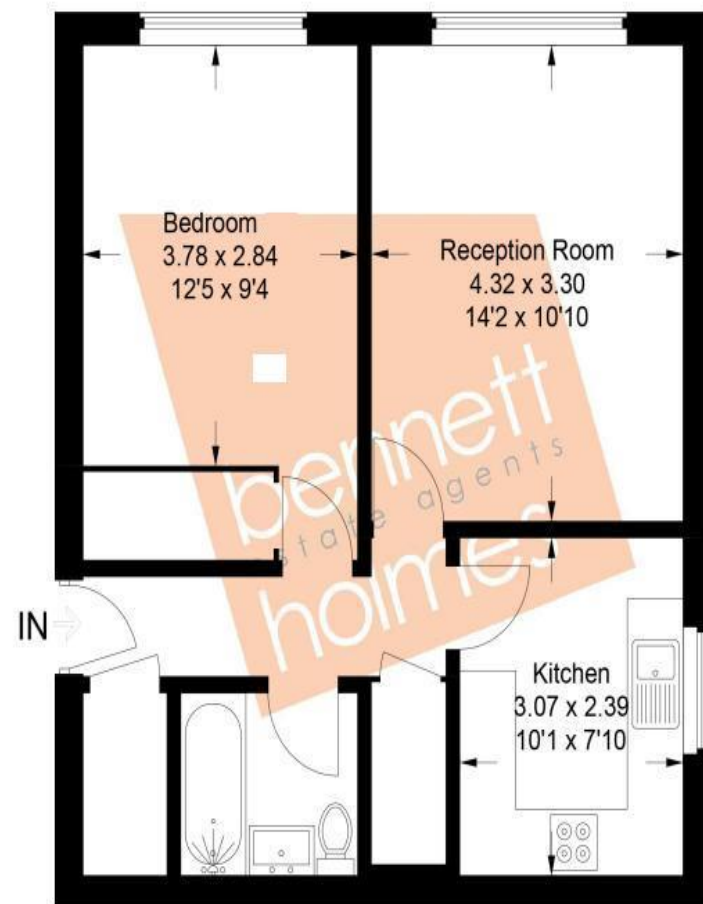


Lilian Board Way



Approximate Gross Internal Area = 48.5 sq m / 522 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

London Borough of Ealing
Leasehold- 86 years remaining 130 years from 1 January 1981
Service charge - £145 pcm
Ground rent - £10 pa
Council tax band B - £1587
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.

Lilian Board Way Greenford UB6 0SB

Price Guide: £235,000



Bennett Holmes are pleased to offer this well presented one double bedroom ground floor flat 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 modern kitchen and bathroom, laminate flooring, gas central heating, double glazed windows, communal gardens and parking.



- ONE DOUBLE BEDROOM
- GROUND FLOOR FLAT
- PURPOSE BUILT BLOCK
- GOOD CONDITION THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- COMMUNAL GARDENS AND PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

Lilian Board Way Greenford UB6 0SB

Price Guide: £235,000



Accommodation

The accommodation briefly comprises a secure entryphone operated communal entrance which leads to the flat located on the ground floor. There is the entrance hallway with doors to all rooms; bedroom, bathroom, lounge, kitchen and there are two large storage cupboards. One storage cupboard has space for a washing machine and tumble dryer. The bedroom has a fitted wardrobe space. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood. There is plumbing for a washing machine and space for a fridge/ freezer. The bathroom comprises a panel enclosed bath with a shower unit, wash hand basin and low level w.c. Outside the property are communal gardens and communal parking.

