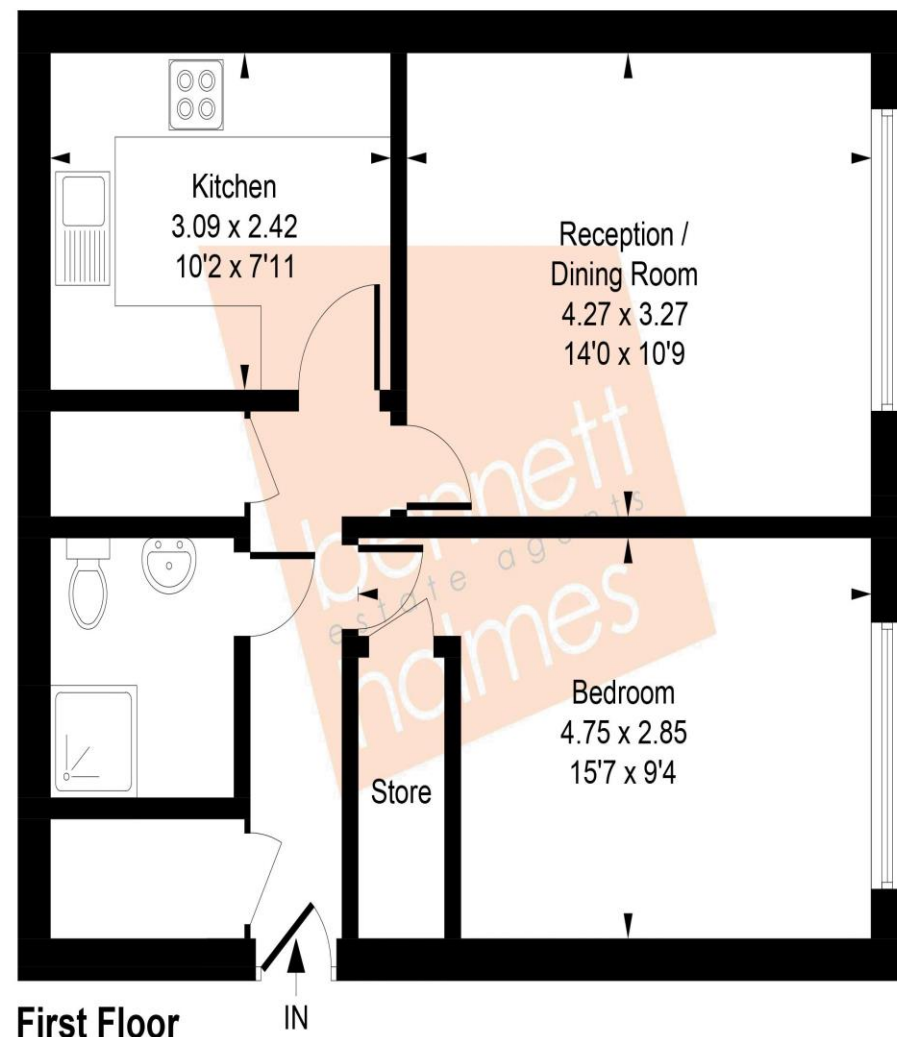


Lilian Board Way, Greenford

Approximate Gross Internal Area
48.03 sq m / 517 sq ft



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. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Leasehold- 85 years remaining
130 years from 1 January 1981
Service Charge- £225 PCM
Ground Rent- £10 PA
Borough of Ealing
Council Tax Band B- £1,663.29
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 0SA

Asking price: £220,000



Bennett Holmes are pleased to offer this recently redecorated one double bedroom ground floor flat in Greenford. The property is within 0.5 miles of Sudbury Hill's shopping and transport facilities to include the Piccadilly Line Tue Station and the Chiltern Railway Line Station. Local schools and bus links are also close by. Other benefits include modern kitchen and bathroom, laminate flooring, gas central heating, double glazed windows, communal gardens, communal parking and no upper chain.



- ONE DOUBLE BEDROOM
- GROUND FLOOR FLAT
- RECENTLY REDECORATED
- MODERN KITCHEN AND BATHROOM
- LAMINATE FLOORING
- COMMUNAL PARKING AND GARDENS
- 0.5 MILES TO SUDBURY HILL
- NO UPPER CHAIN

**Lilian Board Way
Greenford
UB6 0SA**

Price Guide: £220,000



Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance which leads to the flat located on the ground floor. The flats own front door opens to the entrance hall with doors to all rooms; bedroom, bathroom, lounge, kitchen and there are two large storage cupboards. The bedroom has fitted wardrobe space. The kitchen is fitted with wall and base level units, a sink and drainer and a cooker point. There is plumbing for a washing machine and space for a fridge/ freezer. The bathroom comprises fully tiled walls and flooring, a wall mounted shower, a hand wash basin and WC. Outside the property are communal gardens and communal parking.

