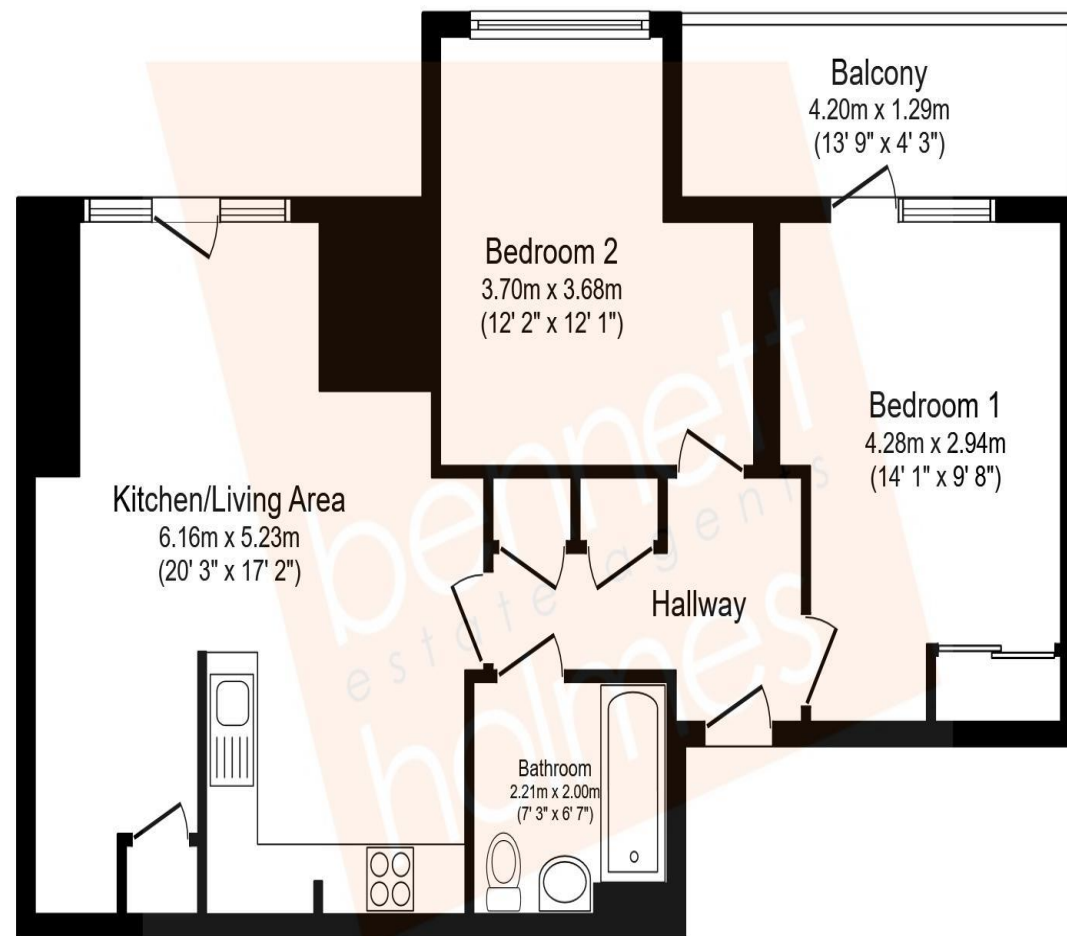


631-637 Whitton Avenue West Greenford UB6 0DZ

Price Guide: £325,000



Floor Plan

Floor area 68.4 sq.m. (736 sq.ft.)

Total floor area: 68.4 sq.m. (736 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

Leasehold - there are 110 years remaining on the lease.
125 years from and including 25 December 2011
Service charge - £259 PCM
No ground rent
London Borough of Ealing
Council tax band C- £1814
EPC- C

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 well presented two double bedroom, third floor (top floor) flat in a modern block situated in Greenford. The block does have lift access. The property is located within walking distance to the shops and bus links at Oldfields Circus and is 0.7 miles to Sudbury Hills shopping and transport facilities. To include Sudbury Hill's Piccadilly line Station and Sudbury Hill National Rail Station. Local schools are also close by. The property is in good decorative order throughout. Other benefits include 110 years remaining on the lease, gas central heating, allocated parking, a private balcony and a communal roof terrace.



- TWO DOUBLE BEDROOMS
- THIRD FLOOR (TOP FLOOR) PURPOSE BUILT FLAT
- LIFT ACCESS IN THE BLOCK
- 110 YEARS REMAINING ON THE LEASE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING
- PRIVATE BALCONY AND COMMUNAL ROOF TERRACE
- 0.7 MILES TO SUDBURY HILL TUBE/ TRAIN STATIONS

**631-637 Whitton Avenue West
Greenford
UB6 0DZ**

Price Guide: £325,000



Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs and a lift to all floors. This flat is located on the third floor. The property has own front door opening to the entrance hall with doors to two double bedrooms, two storage cupboards, the bathroom and the open plan living area/ kitchen. From bedroom one there is a door to the private balcony. The modern kitchen is fitted with wall and base level units, a sink and drainer, a 4 ring electric hob with an overhead extractor hood and integrated electric oven and an integrated fridge/ freezer. The living area has a Juliette balcony.

The property comes with an allocated parking space.

Palma Court has a communal roof terrace, the entrance for this is directly opposite this properties front door.

