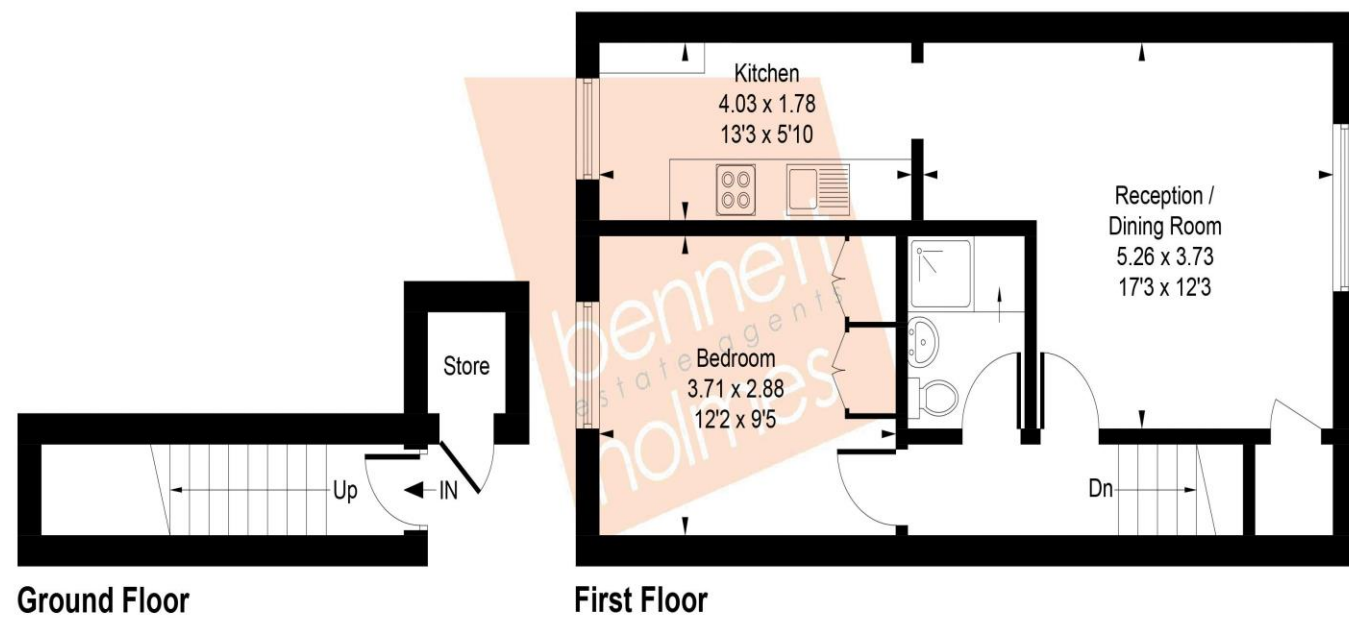


## Dacre Close, Greenford

Approximate Gross Internal Area  
Ground Floor = 4.34 sq m / 47 sq ft  
First Floor = 45.59 sq m / 491 sq ft  
Store = 1.00 sq m / 11 sq ft  
Total = 50.93 sq m / 549 sq ft



## Dacre Close Greenford UB6 9UQ

Price Guide: £240,000



Bennett Holmes are pleased to offer this one double bedroom first floor maisonette situated in a cul de sac location in Greenford. The property is within easy reach of transport links to include to a40 in and out of London. Local schools, local shops and local bus routes are also close by. Other benefits include 953 years remaining on the lease, no service charge, peppercorn ground rent, electric heating and double glazing. There is an allocated parking space and no upper chain.

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 - 953 years remaining  
999 years from 1 January 1980  
No Service Charge  
Peppercorn Ground Rent  
Borough of Ealing  
Council Tax Band C- £1,900.92  
EPC- C

NORTHOLT OFFICE

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**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.



- ONE DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- 953 YEARS REMAINING ON THE LEASE
- NO SERVICE CHARGE
- PEPPERCORN GROUND RENT
- ELECTRIC HEATING AND DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- NO UPPER CHAIN

**Dacre Close  
Greenford  
UB6 9UQ**

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**Price Guide: £240,000**



### Accommodation

The accommodation briefly comprises own front door opening to stairs up to the first floor landing with doors to the front aspect reception room, the bathroom, the bedroom and has access to the loft. The one double bedroom has fitted wardrobes. The front aspect living room has a door to a storage cupboard and a door to the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring electric hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine and space for a fridge/ freezer. Outside the property is a brick built store and there is an allocated parking space.

Leasehold - 953 years remaining  
999 years from 1 January 1980  
No Service Charge  
Peppercorn Ground Rent

