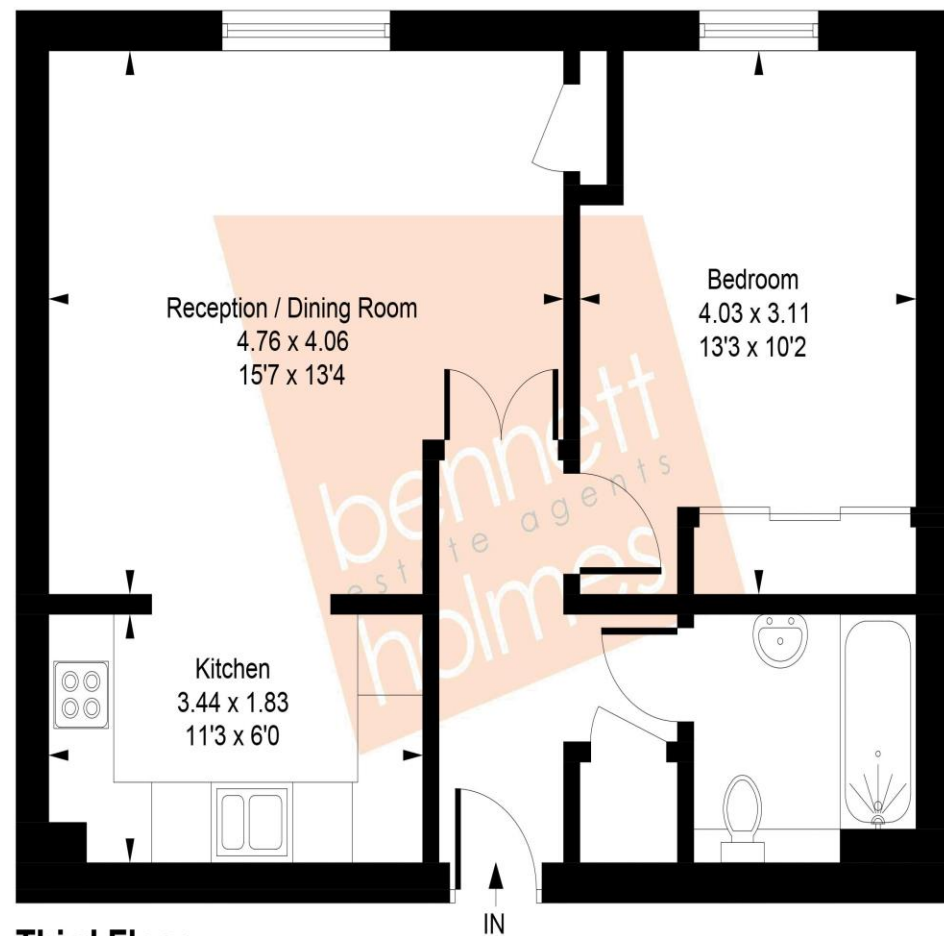


**William Perkin Court, Greenford Road, Greenford**

Approximate Gross Internal Area  
48.57 sq m / 523 sq ft



**Third Floor**

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.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold- 102 years remaining  
125 years from 1 January 2003  
Service Charge- £199 PCM  
Buildings Insurance- £299 PA  
Ground Rent- £250 PA  
Borough of Ealing  
Council Tax Band C- £1,901  
EPC- C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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.

**William Perkin Court, Greenford Road Greenford UB6 0AJ**

Price Guide: £240,000



Bennett Holmes are pleased to offer this larger than average one bedroom, newly refurbished third floor (top floor with lift access) apartment located on the Greenford Road. The property is within 0.4 miles to Sudbury Hill's main shopping and transport facilities to include the Chiltern Line Station and the Piccadilly Line Tube Station. Local shops, schools and bus routes are also close by. Other benefits include 102 years remaining on the lease, secure underground parking, gas central heating, double glazing and no upper chain. The property has been newly refurbished and ready to move in.



- ONE BEDROOM
- THIRD FLOOR (TOP FLOOR)
- PURPOSE BUILT FLAT WITH LIFT ACCESS
- NEWLY RENOVATED AND READY TO MOVE IN
- 102 YEARS REMAINING ON THE LEASE
- UNDERGROUND GATED PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NO UPPER CHAIN

**William Perkin Court, Greenford  
Road  
Greenford  
UB6 0AJ**

**Price Guide: £240,000**



### Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance with stairs and a lift to all floors. This property is located on the third floor, which is the top floor. The flats own front door opens to the entrance hall with doors to a storage cupboard, the bathroom, the bedroom with a fitted wardrobe and the reception room. The reception room has doors to a storage cupboard and an archway into the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, a four ring gas hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and space for a fridge/ freezer.

There is an allocated parking space in the gated underground car park.

The property has a recently installed electricity consumer unit, spot lights and a recently installed Vaillant Gas boiler with megaflow tank.

Boiler comes with 10 years guarantee if serviced annually.

