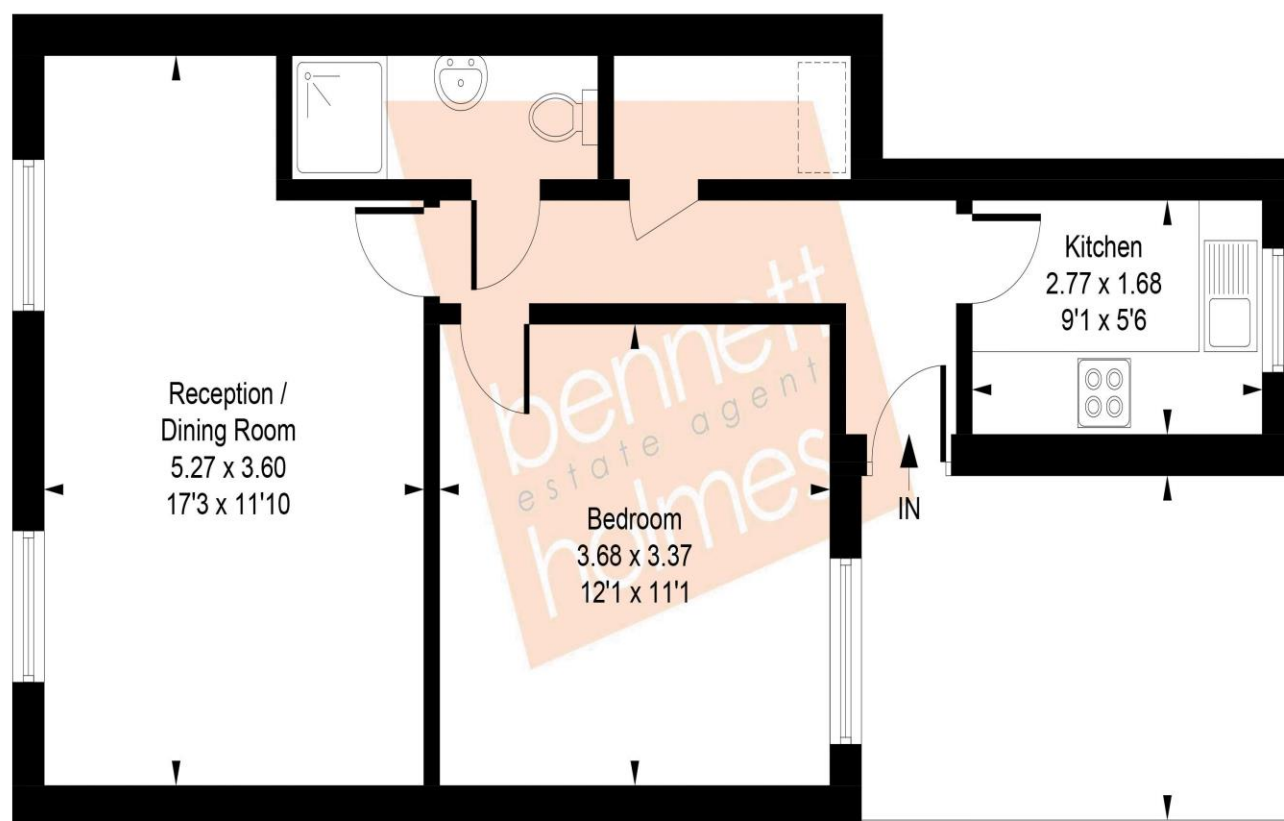


Greenford Road, Greenford, Middlesex

Approximate Gross Internal Area
46.82 sq m / 504 sq ft



 = Reduced headroom below 1.5m / 5'0



First 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.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold- 167 years remaining
189 years from 1 January 2004
No Service Charge
No Ground Rent
Borough of Ealing
Council Tax Band B- £1,663.29
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.

Greenford Road Greenford UB6 0HL

Price Guide: £190,000



Bennett Holmes are pleased to offer this one double bedroom first floor flat located above the shops on the Greenford Road, Greenford. The property is situated within 0.4 miles to Sudbury Hill's main shopping and transport facilities to include the Piccadilly line tube station and the Chiltern Railways Station. Local bus routes and local schools are also close by. Other benefits include 167 years remaining on the lease, no service charge, no ground rent, double glazing, gas central heating and no upper chain.



- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- FLAT ABOVE SHOPS ON GREENFORD ROAD
- 167 YEAR LEASE
- NO SERVICE CHARGE, NO GROUND RENT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO UPPER CHAIN
- 0.4 MILES TO SUDBURY HILL TUBE

Greenford Road Greenford UB6 0HL

Price Guide: £190,000



Accommodation

The accommodation briefly comprises communal stairs to the first floor via a rear service road. Own front door leads to the entrance hall with doors to all rooms; the kitchen, the bathroom, the double bedroom and the front aspect living room. The kitchen comprises wall and base level units, a sink and drainer, an integrated 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.

Leasehold- 167 years remaining
189 years from 1 January 2004
No Service Charge, No Ground Rent
Borough of Ealing, Council Tax Band B- £1,663.29
EPC- C

