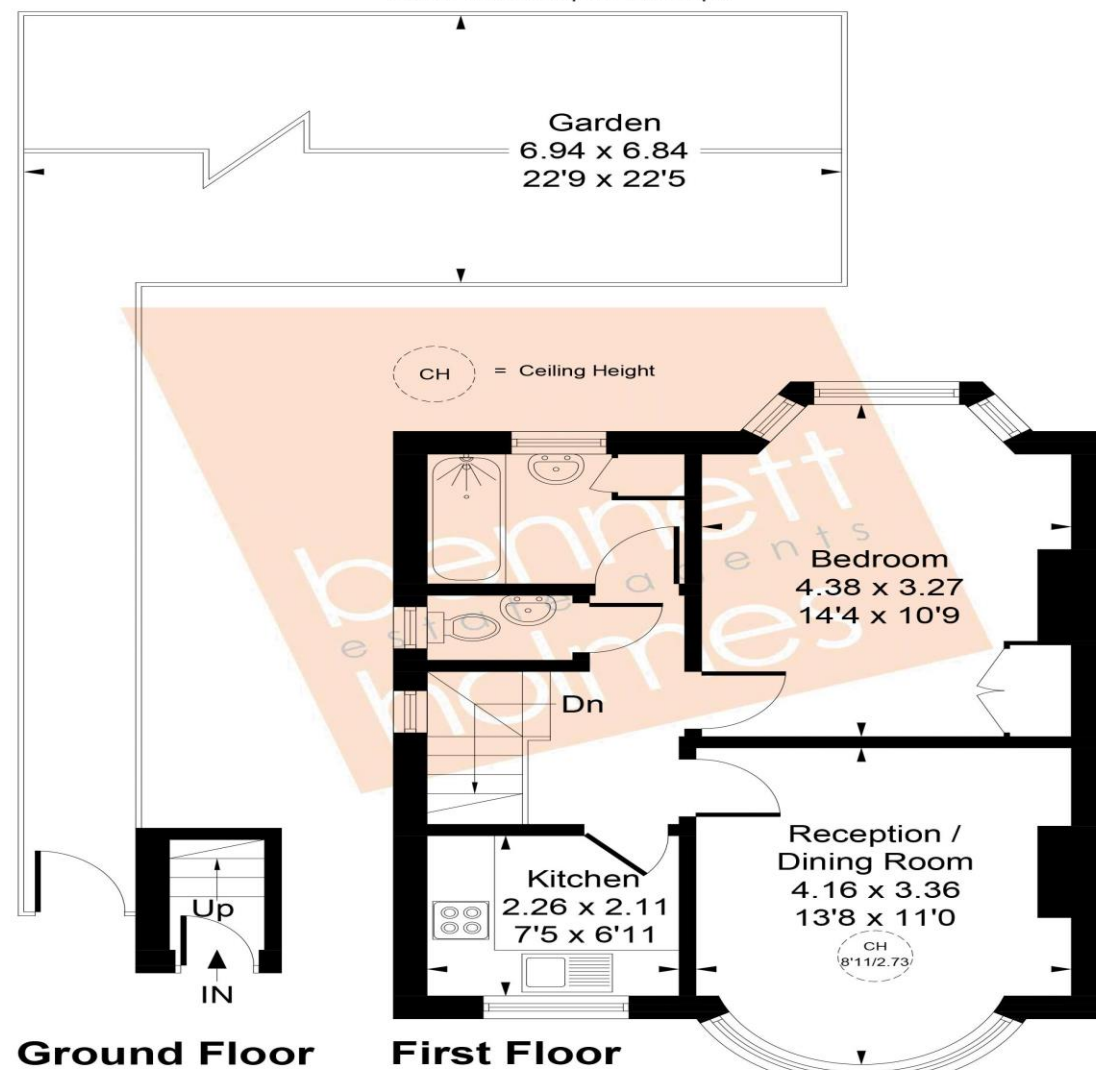


Vernon Rise, Greenford

Approximate Gross Internal Area
Ground Floor = 1.38 sq m / 15 sq ft
First Floor = 43.70 sq m / 471 sq ft
Total = 45.08 sq m / 486 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 purchaser.
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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

We have been advised there will be a new lease of 125 years upon completion
No service charge
Ground rent- peppercorn
London Borough of Ealing
Council tax band B - £1587
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.

Vernon Rise Greenford UB6 0EQ

Price Guide: £265,000



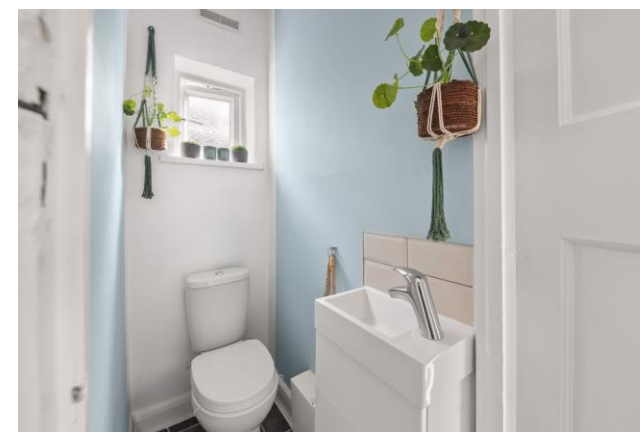
Bennett Holmes are pleased to offer this well presented one bedroom first floor maisonette situated on a residential road in North Greenford. The property is within easy reach of Oldfields Circus shopping parade, bus links and local schools. Also within 0.7 miles of Sudbury Hill's Piccadilly and Chiltern Railway Line Station. Other benefits include a new lease of 125 years upon completion, no service charge, own section of rear garden, double glazed windows, an off street parking space and no upper chain.



- ONE DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- A NEW LEASE OF 125 YEARS UPON COMPLETION
- NO SERVICE CHARGE
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- OWN REAR GARDEN
- OFF STREET PARKING SPACE
- NO UPPER CHAIN

Vernon Rise Greenford UB6 0EQ

Price Guide: £265,000



Accommodation

The accommodation briefly comprises own front door opening to stairs leading to the entrance hall with doors to the kitchen, front aspect reception room, rear aspect double bedroom, the bathroom and the separate WC. The kitchen comprises wall and base level units, a sink and drainer, an integrated 4 ring electric hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and space for a fridge/ freezer.

Outside the property is own section of rear garden and to the front is an off street parking space.

