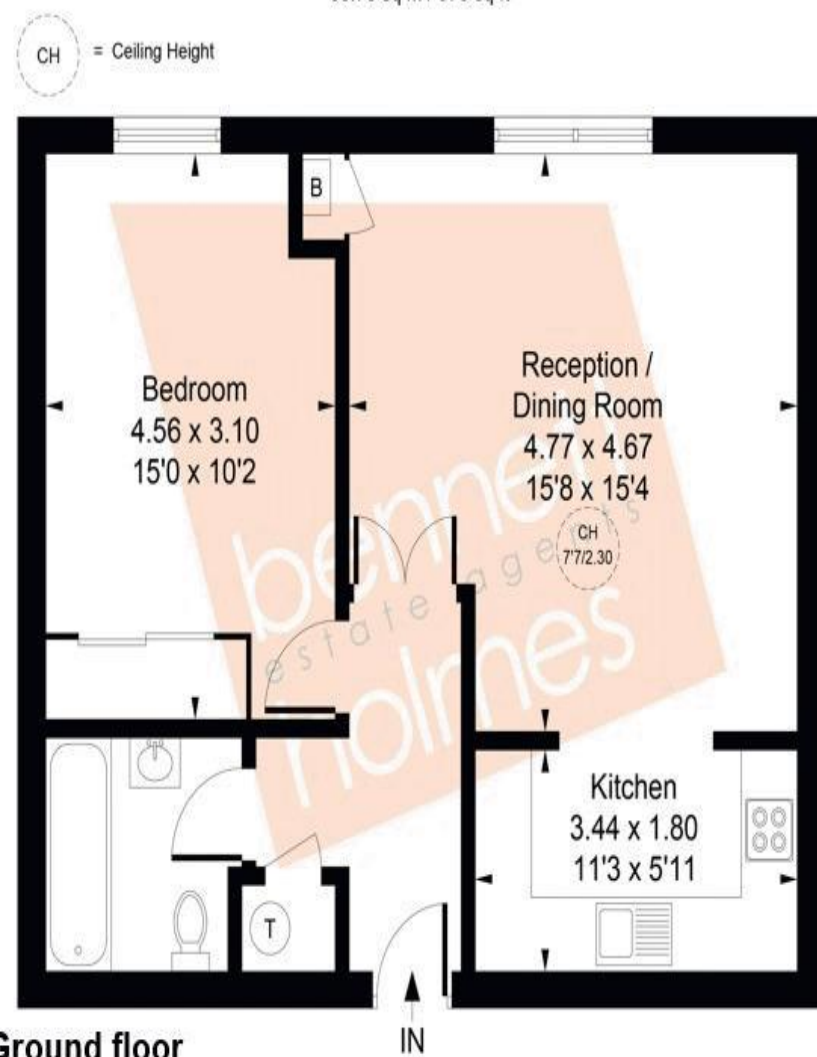


## Williams Perkins Court, Greenford Road, Greenford, Middlesex

Approximate Gross Internal Area  
53.70 sq m / 578 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 purchase.

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Leasehold - there are 103 years remaining on the lease  
125 years from 24 January 2003  
Service charge- £289.99 which includes the water rates, buildings insurance and ground rent.  
London Borough of Ealing  
Council tax band C -£1814  
EPC =B

### 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.

## 1089 Greenford Road Greenford UB6 0AJ

Price Guide: £245,000



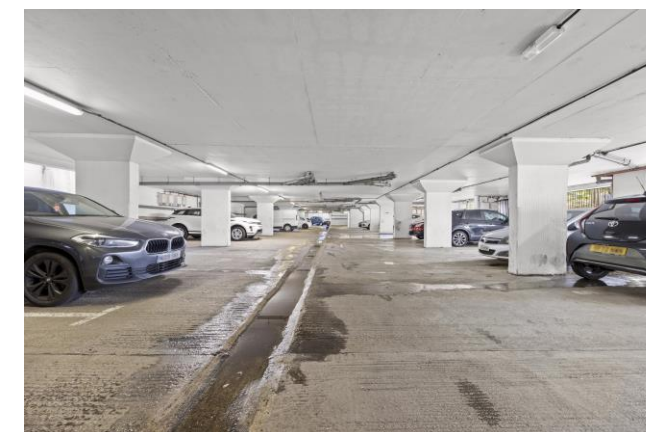
Bennett Holmes are pleased to offer this larger than average one bedroom, well presented ground floor apartment located on the Greenford Road. The property is within easy reach of the local shops and transport facilities to include the Sudbury Hill tube station within 0.4 miles. Other benefits include: 103 years remaining on the lease, entry phone system, one large double bedroom, entrance room, modern kitchen, bathroom, secure underground parking and no upper chain.



- ONE BEDROOM
- GROUND FLOOR
- PURPOSE BUILT FLAT
- SECURE UNDERGROUND PARKING
- WELL PRESENTED THROUGHOUT
- 0.4 MILES TO SUDBURY HILL TUBE STATION
- 103 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**1089 Greenford Road  
Greenford  
UB6 0AJ**

**Price Guide: £245,000**



## Accommodation

The communal entrance has stairs and a lift to all floors. Located on the ground floor the front door opens to an entrance hall room with laminated wooded floor and entry phone system, doors to the storage cupboard, bathroom, bedroom and the living room area. The bathroom comprises low level WC, wash hand basin, panel enclosed bath with mixer tap and shower attachment, extractor fan, part tiled walls and tiled floors. The bedroom has a fitted wardrobe and laminated flooring. The living room has laminated floor and an arch to the modern kitchen. The kitchen has wall and base level units, a sink and drainer, space for a fridge/ freezer, plumbing for washing machine and dish washer, a 4 ring gas hob with extractor hood and an inbuilt electric oven.

The property has a allocated parking space in secure underground parking.

