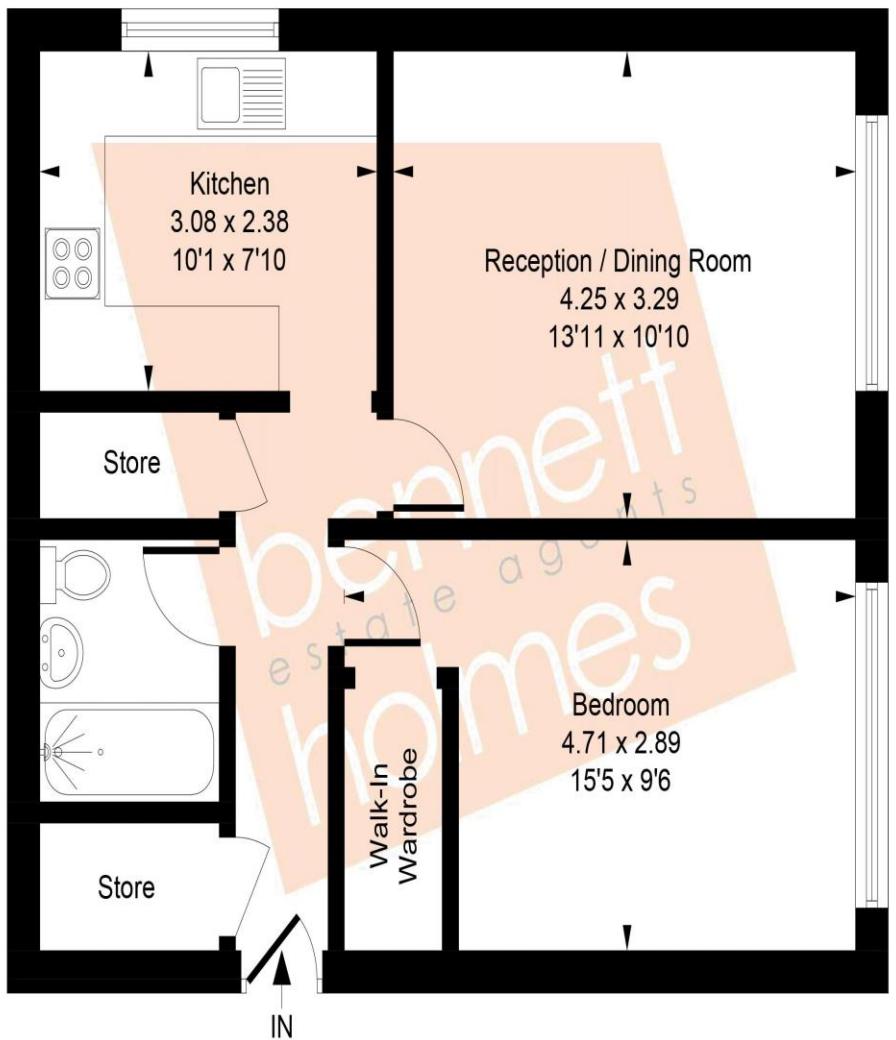


## Hendren Close

Approximate Gross Internal Area

47.77 sq m / 514 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.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

### NORTHOLT OFFICE

83 Oldfields Circus, Northolt, Middlesex UB5 4RU

**sales: 020 8423 2222 lettings: 020 8423 0222**

[northolt@bennethholmes.com](mailto:northolt@bennethholmes.com)

### Leasehold

A new lease of 175 years upon completion

Service charge- £136 PCM

Ground rent- £10 PA

London Borough of Ealing

Council tax band B- £1587

EPC- D

**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.

## 6 Hendren Close Greenford UB6 0SH

Price Guide: £245,000



Bennett Holmes are pleased to offer this well presented one double bedroom ground floor flat in Greenford. The property is within 0.6 miles of Sudbury Hill's shopping and transport facilities to include the Piccadilly Line and Chiltern Railway Line Stations. Other benefits include a new lease of 175 years upon completion, ample storage, modern kitchen and bathroom, gas central heating, double glazed windows and communal gardens.



- ONE DOUBLE BEDROOM
- GROUND FLOOR
- PURPOSE BUILT FLAT
- NEW LEASE UPON COMPLETION OF 175 YEARS
- WELL PRESENTED
- 0.6 MILES TO SUDBURY HILL STATIONS
- COMMUNAL GARDENS AND PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**6 Hendren Close  
Greenford  
UB6 0SH**

**Price Guide:** £245,000



## Accommodation

The accommodation briefly comprises a secure entry phone operated communal entrance which leads to the flat located on the ground floor. The front opens to the entrance hall with doors to two large storage cupboards, bathroom, bedroom, living room and the kitchen. The bedroom has a walk in wardrobe area. The modern kitchen is fitted with wall and base level units, a sink and drainer, a 4 ring gas hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and the combination boiler is mounted on the kitchen wall, which has full service history. The modern bathroom comprises a white three piece suite; a panel enclosed bath, sink and WC. With tiled walls and tiled flooring.

Outside the property are communal gardens and ample parking.

Leasehold

175 years upon completion

Service charge- £136 pcm, Ground rent- £10 pa.

