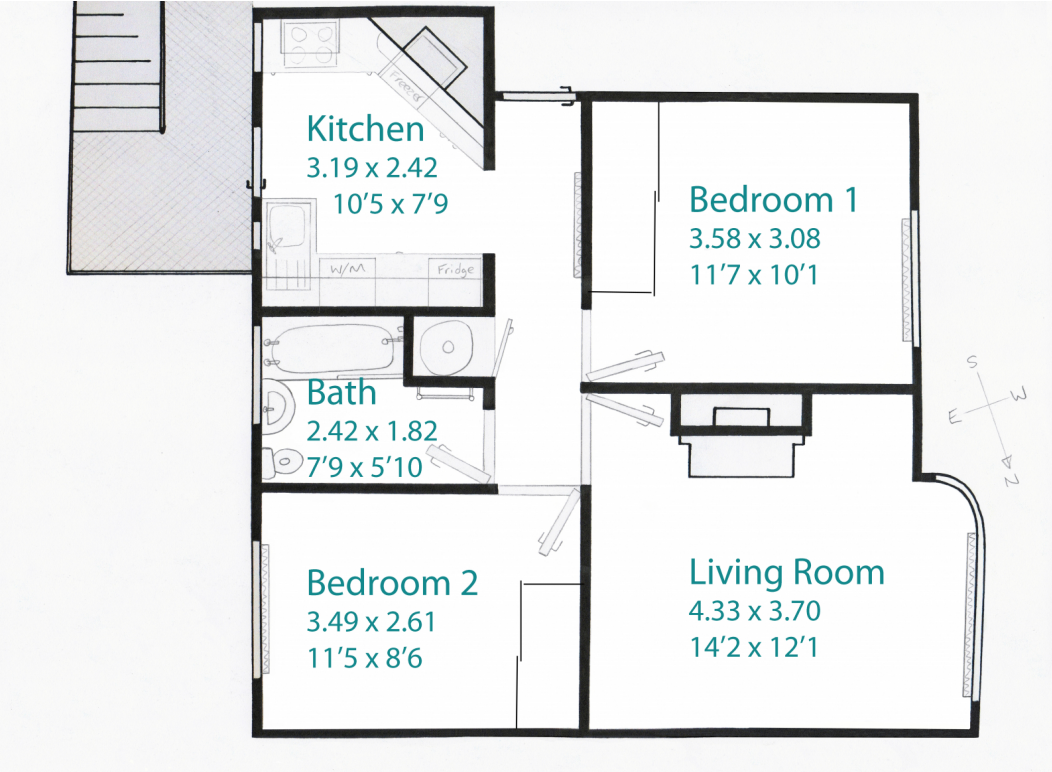


the floorplan...



Rolitex Estates
RESIDENTIAL SALES & LETTINGS - PROPERTY AGENTS

0208 813 0777
info@rolitex.co.uk



Rolitex Estates are pleased to offer this Immaculate, recently refurbished 2 bedroom, purpose built flat on the second (top) floor, set in a solidly constructed in the 1930s with an art deco influence in the architectural styling.

more details from...

call: **Rolitex Estates**: 0208 813 0777
email: info@rolitex.co.uk
web: info@rolitex.co.uk



Rolitex Estates
RESIDENTIAL SALES & LETTINGS - PROPERTY AGENTS

Asking Price £319,999

Greenford, UB6



Features

- Immaculate, recently refurbished 2 bedroom, purpose built flat on the second (top) floor.
- Solidly constructed in the 1930s with an art deco influence in the architectural styling.
- One off ex-local authority gem, with a high percentage of privately owned residences.
- High ceilings; light bright and airy feel.
- Solid Parquet wood floors.
- UPVC double glazed windows.
- Custom built kitchen, sale includes washing machine, fridge and freezer.
- Huge fitted, sliding door mirrored wardrobes in both bedrooms.



- Recently re-plumbed and re-wired throughout with gas central heating system with thermostatically controlled radiators.
- Ample power sockets throughout flat with Satellite and TV points in both bedrooms and living room.
- Mains operated smoke & heat detectors with battery backup
- Communal gardens and off street parking for the block.
- Sits at the top of a gentle hill a short walk from Ravenor Park and Greenford Broadway where high street amenities such as shops, banks, cafes and restaurants can be found.
- Near many good sought after schools including Our Lady of the Visitation rc Primary School and Cardinal Wiseman Catholic School.
- Buses on doorstep; 95, 105 (24hr Heathrow), 282, E6, E7, E9, N7
- Additional buses with a 5 minute walk; 92, E1, E2, E3, E5, E10, E11
- Circa 1.2 miles from Greenford Station (Central Line) and overground to West Ealing.
- No chain

Expenses

- Leasehold – (130 years from 1st Jan 1981) currently 91 years remaining.
- Ground Rent £10 per annum.
- Service Charge – Currently £85.84 pcm.

· Council Tax (Band C) – Currently £1397 pa
(£116.42pcm)

· EPC Band D

· Optional Garage Rental currently £53.04 per
month

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