

FOR SALE

£379,000

Cecil Manning Close, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. offer to the market this beautifully presented top floor 2 bedroom apartment.

The property boasts high ceilings, an allocated parking space and woodland views all just 4 minutes walk from Perivale tube station and the green spaces of Horsenden Hill and the Grand Union Canal.

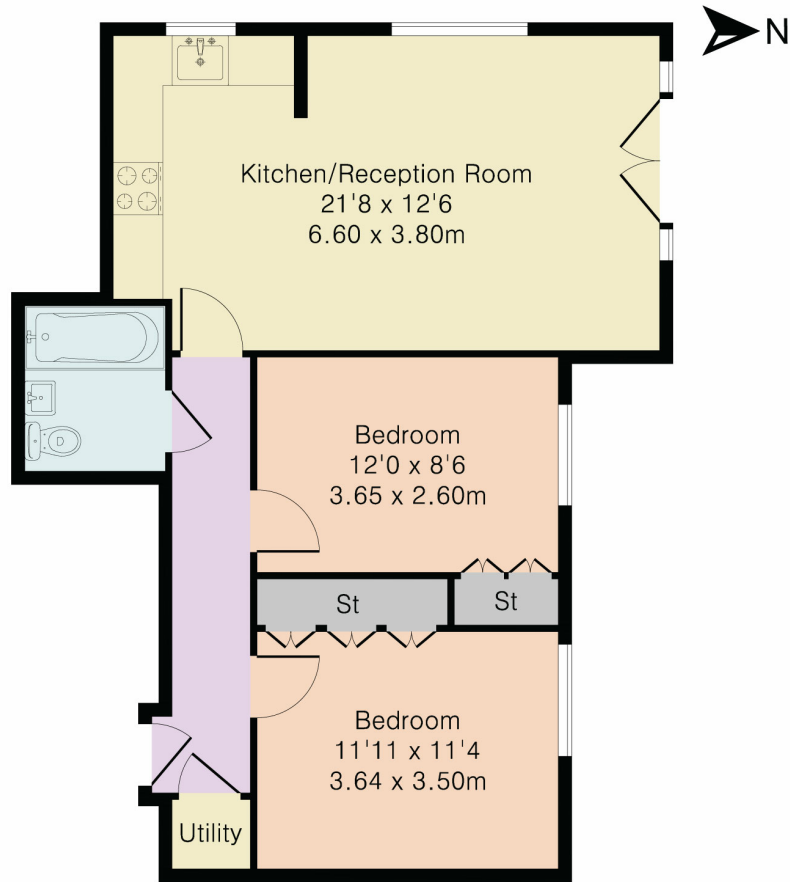
This Carey built development is finished to a high standard including secure communal entrance well kept grounds, dedicated bike shed and bin stores.

This particular apartment has the added benefit of integral washing machine, dishwasher, fridge freezer and the gas boiler was replaced just four years ago.





Approximate Gross Internal Area 621 sq ft – 58 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	