

FOR
SALE



10 Raven Tree House, Cecil Manning Close, Perivale, Greenford, Greater London UB6 7FE

£379,000 - Leasehold

86, Bilton Road, Perivale, Greenford, UB6 7BN 020 8998 4000 sales@petergamble.com

PROPERTY SUMMARY

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.

As you enter the property, the central hallway features 2 storage cupboards, both bedrooms feature built in mirrored wardrobes, fully tiled bathroom suite with bath and shower and the main living area offers dual aspect west facing windows with french doors leading to the Juliet balcony. As this is on the top floor it comes with the added bonus of access to the attic space which offers valuable extra storage.

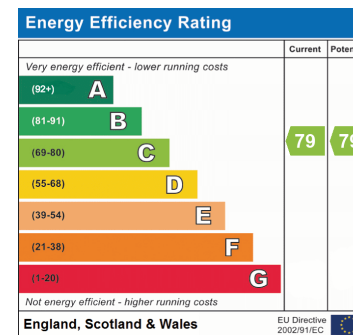
Service charges approx. £1,500 per annum including insurance and water rates.

Ground rent approx £585 per annum

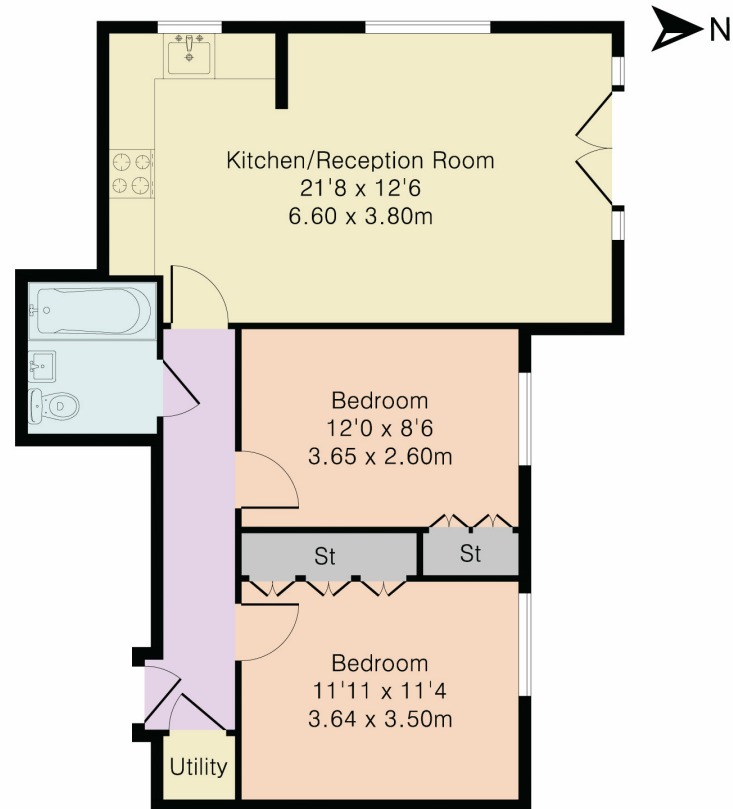
Lease approx 107 years remaining



ROOM DESCRIPTIONS



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.