

REDUCED



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

£345,000 - Leasehold

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

## PROPERTY SUMMARY

Peter Gamble & Co. offer to the market for CHAIN FREE SALE this GROUND FLOOR 2 BEDROOM APARTMENT with ALLOCATED PARKING SPACE and PATIO!

The property boasts fresh decoration throughout, 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 2007 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 a PATIO GARDEN.

As you enter the property, the central hallway features 1 storage cupboard, 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 PATIO.

Service charges approx. £1,600 per annum including insurance and water rates.

Ground rent approx. £585 per annum

Lease approx. 106 years remaining



## POINTS OF INTEREST

- 2 BEDROOM
- GROUND FLOOR
- PATIO GARDEN
- CHAIN FREE SALE
- ALLOCATED PARKING SPACE

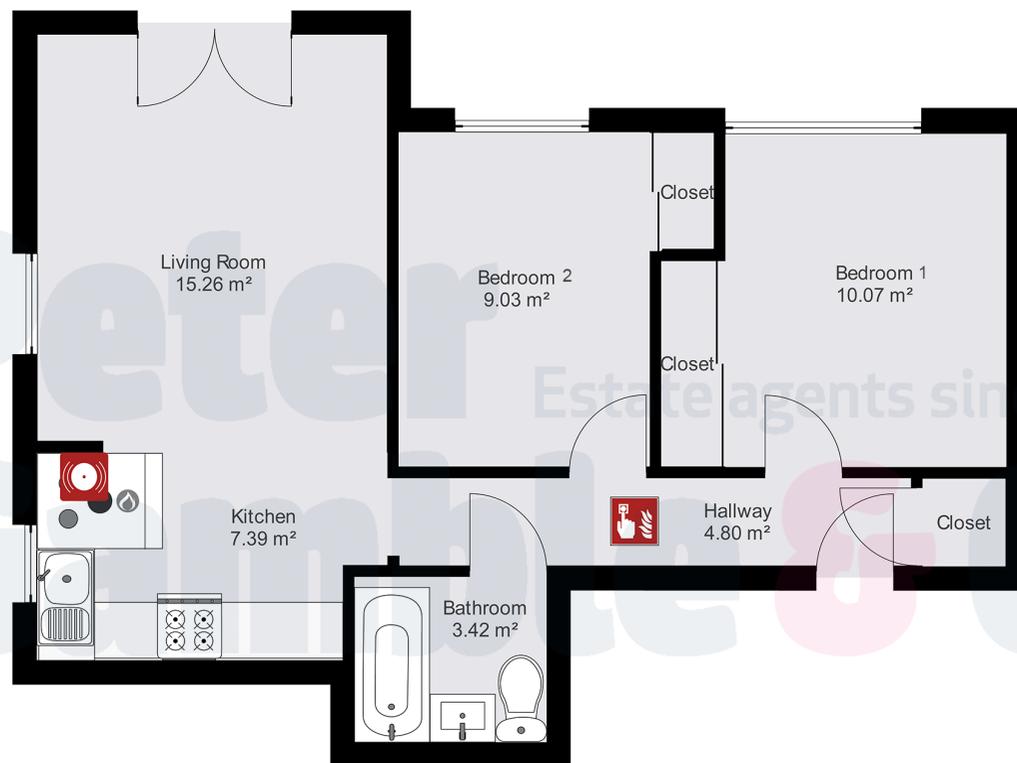


## ROOM DESCRIPTIONS

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

## 2 Raventree House

Key:



**Ground Floor Flat**

**APPROX. GROSS INTERNAL FLOOR AREA: 55.6 sq. m**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH