

**SOLD
STC**



74 Buckingham Avenue, Perivale, Greenford, Greater London UB6 7RB

£285,000 - Leasehold

**Peter
Gamble & Co**
Estate agents since 1979

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PROPERTY SUMMARY

Peter Gamble & Co. are delighted to offer this GROUND FLOOR, 1 BEDROOM GARDEN FLAT.

The property is perfectly positioned just moments walk from Perivale tube station with bus routes, Horsenden Hill and the Grand Union Canal just at the end of the road.

Buckingham Ave is a well maintained development which proves very popular due to its quiet position and close proximity to shops and transport.

Being ground floor, this particular flat has the benefit of a beautiful private patio garden. With paved seating area storage shed and access to the communal lawn area, it really is a fantastic addition for this already sought-after property.

Comprising 1 large double bedroom with full height window and built in wardrobe, separate reception room leading onto the beautiful private patio garden and the open plan fitted kitchen. Tiled bathroom suite with both a bath and shower! Modern furniture and appliances included as part of the sale!

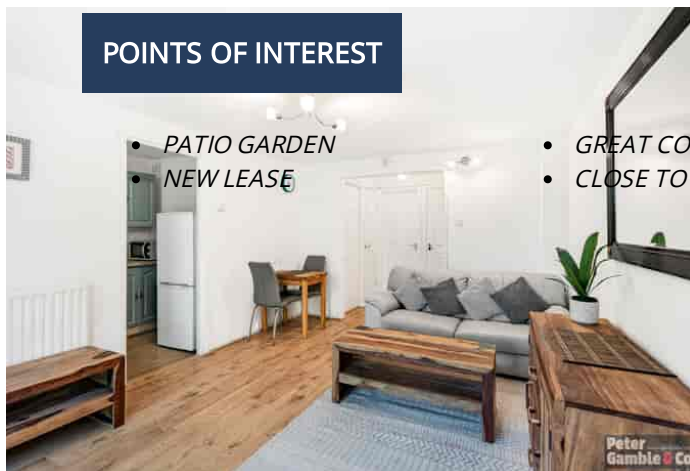
The property is sold on a chain free basis!

NEW LEASE OF APPROX. 176 YEARS!

On site parking for residents on a first come first served basis.



POINTS OF INTEREST

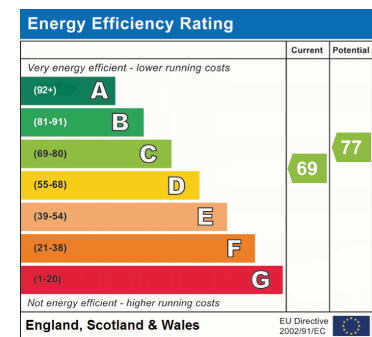


- PATIO GARDEN
- NEW LEASE

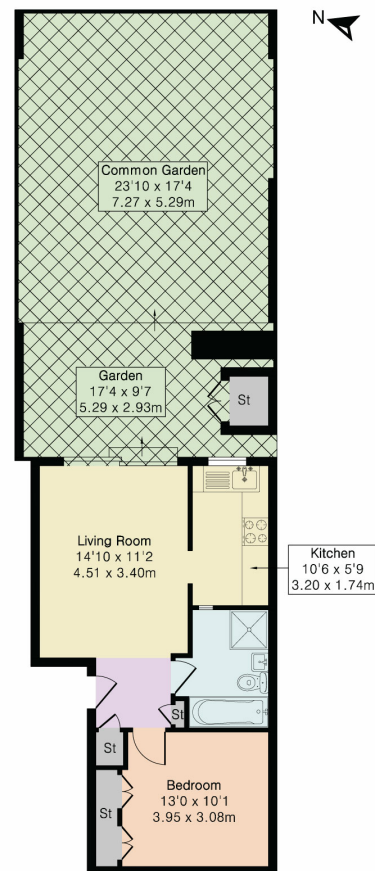
- GREAT CONDITION
- CLOSE TO TUBE STATION



ROOM DESCRIPTIONS



Approximate Gross Internal Area 451 sq ft - 42 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.