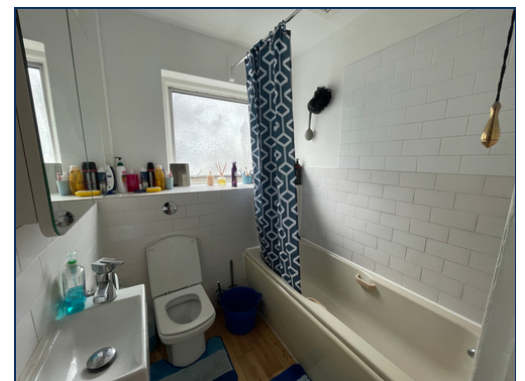




Welland Gardens, Western Avenue, Perivale, Greenford, UB6 8SZ

£275,000 Leasehold

- Two Bedroom Maisonette Currently Let at £1400pcm
- Central Heating
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Own Section of Garden
- 70 year lease remaining
- EPC Rating D



INVESTMENT OPPORTUNITY This Two Bedroom First Floor Maisonette currently let at £1400pcm, situated on the Western Avenue with the closest Station being South Greenford. Central Heating, Living Room, Fitted Kitchen, Two Bedrooms, Bathroom. EER D. Own Section of Garden, Parking to Rear. Lease approx 70 years remaining.

Own Entrance

Stairs to First Floor, side window.

Landing (Hallway)

9' 8" x 9' 0" (2.95m x 2.74m) max. Laminate flooring, smoke alarm.

Reception Room (currently used as Bedroom 3)

13' 11" x 10' 7" (4.24m x 3.23m) Radiator, laminate flooring, window to front.

Fitted Kitchen

9' 11" x 7' 11" (3.02m x 2.41m) Fitted wall and base units with tiled splashbacks, stainless steel sink, oven, gas hob, extractor, plumbed for washing machine, radiator, Valliant wall mounted boiler, laminate flooring, double aspect windows.

Bedroom One

12' 7" x 10' 9" (3.84m x 3.28m) Radiator, laminate flooring, window to rear.

Bedroom Two

9' 8" x 9' 0" (2.95m x 2.74m) L Shaped. Radiator, laminate flooring, window to front.

Bathroom

5' 8" x 5' 5" (1.73m x 1.65m) Bath, wash hand basin, wc, laminate flooring, walls part tiled, window.

Garden

Own front garden and section of rear garden. Parking space to the rear.

Lease

120 years from 15/5/1977.
Ground Rent £40 per annum.

Additional Information

The property is currently let at £1400pcm.
Council Tax Band C, £1,732 p.a. London Borough of Ealing.
Broadband: Basic 6Mbps, Superfast 80Mbps, Ultrafast 910Mbps.
Satellite/Fibre TV Availability: BT Sky Virgin.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Photos may be from our library. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

