

REDUCED



145 Buckingham Avenue, Perivale, Greenford, Greater London UB6 7RD

£274,950 - Leasehold

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



## 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 new decking and access to the 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 bath and shower.

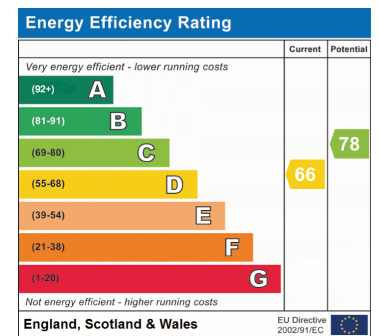
The property is sold on a chain free basis!

Service charges approx. £1,100 per annum

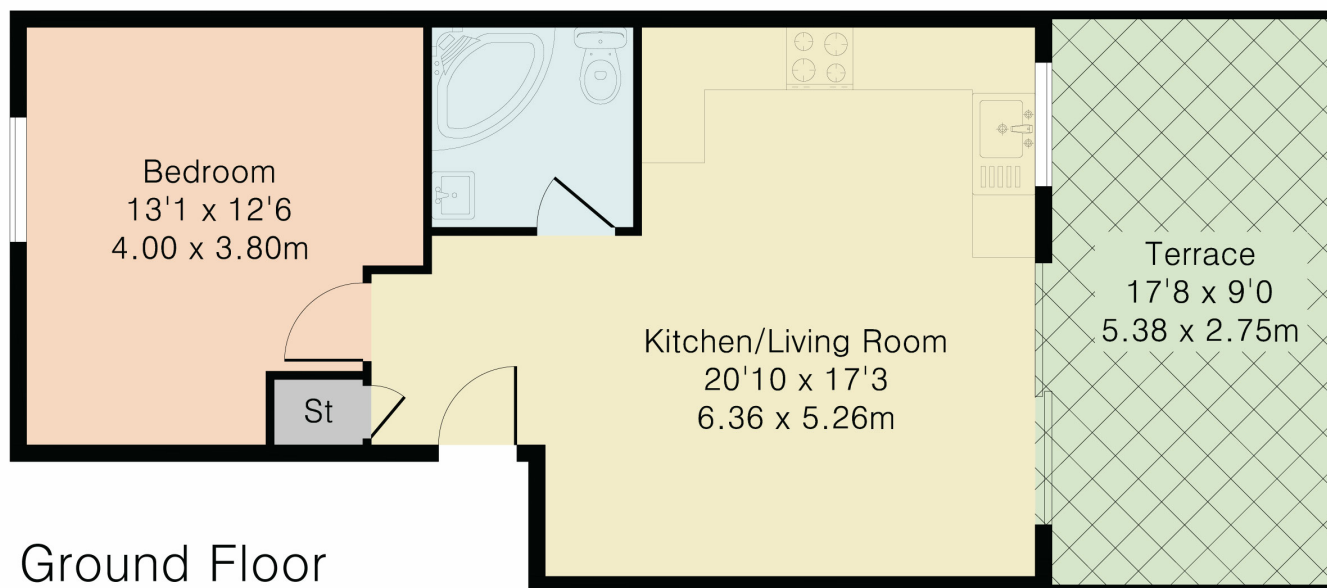
## POINTS OF INTEREST



## ROOM DESCRIPTIONS



Approximate Gross Internal Area 480 sq ft – 45 sq m



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.