



**Hoover Building  
Western Avenue  
Perivale  
Greenford  
Greater London  
UB6 8AT**

**Offers in Excess of £536,000**

**bettermove**

# Western Avenue Greenford

Bettermove are proud to present this 2 bedroom flat situated within the impressive Grade II Listed Hoover Building available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the underground allocated parking area. The council tax band is D.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 244 years remaining on the lease; the ground rent is £350 per annum and the service charge is £1854.58 biannually.

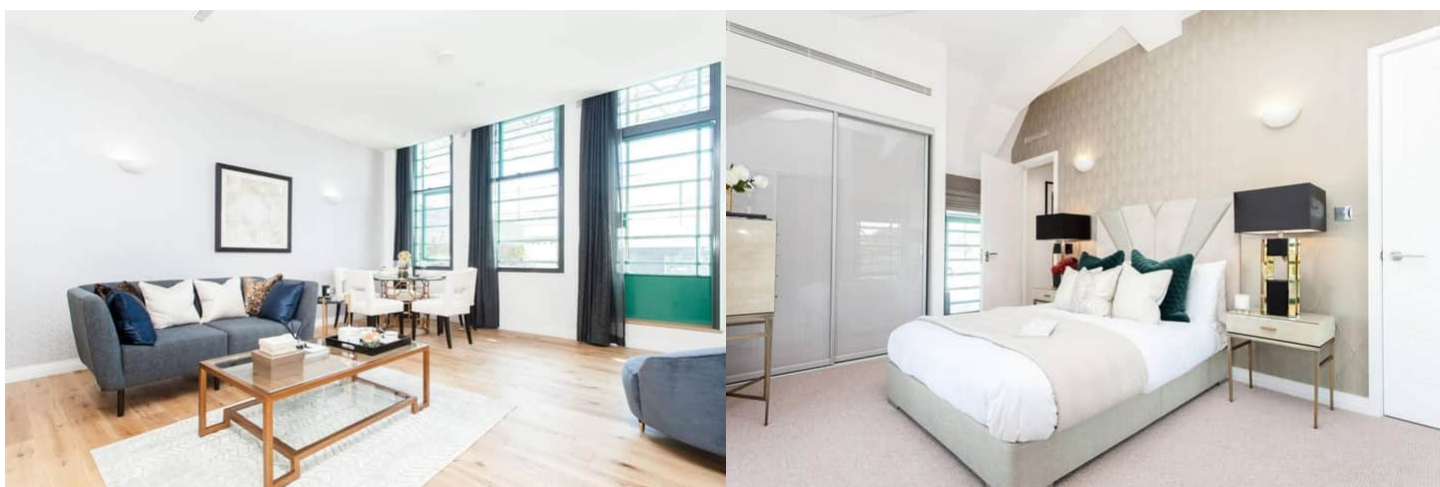
The interior of this beautifully presented property on the top floor of the building comprises of a spacious open plan living room with fitted kitchen, modern bathroom and two double bedrooms.

The development is situated moments from a range of nearby shops and amenities while Perivale Underground Station is also within close proximity for links around the city.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





**THIRD FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
930 SQ FT / 86.4 SQ M

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(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	



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