



Allington Close, Greenford, UB6 8PH

Asking Price £220,000



**Allington Close, Greenford,  
UB6 8PH**

This well presented one bedroom maisonette is set on the ground floor and is marketed with a brand new 125 year lease upon completion. Set just half a mile from Greenford Underground station the property represents an ideal first time or investment purchase.

- Ground Floor Maisonette
- Purpose Built
- Lounge
- Fitted Kitchen
- Double Bedroom
- No Stamp Duty For First Time Buyers
- Electric Storage Heaters
- Unallocated Residents Parking
- Chain Free
- New Lease 125 years on Completion





### **INTERNALLY**

Front door of the property opens into a brick built porch with space for coats etc. Door from porch opens into lounge diner with doorway into the fitted kitchen which has matching wall and base units, built under oven with hob and extractor over, stainless steel sink and drainer unit by front aspect window. Door from the lounge area leads into a hallway with doors to a double bedroom with built in cupboard and a part tiled bathroom with panel enclosed bath, pedestal basin and wc. The property has double glazing and electric heating.

### **EXTERNALLY**

Communal garden, unallocated residents parking.

### **LOCATION**

Allington Close is located within a five minutes walk to Oldfield Lane with a number of local shops, amenities and Greenford Underground Station. Schools within the area include William Perkin Church of England High School and Ealing Primary Centre both 0.6 miles away and Oldfield Primary School 0.7 miles away.

### **ADDITIONAL INFORMATION**

Council Tax Band C - £1,732 per annum

Service Charge £1,830 per annum

Ground Rent £75 per annum

New Lease 125 years on Completion (With the new lease the ground rent will probably be subject to change)

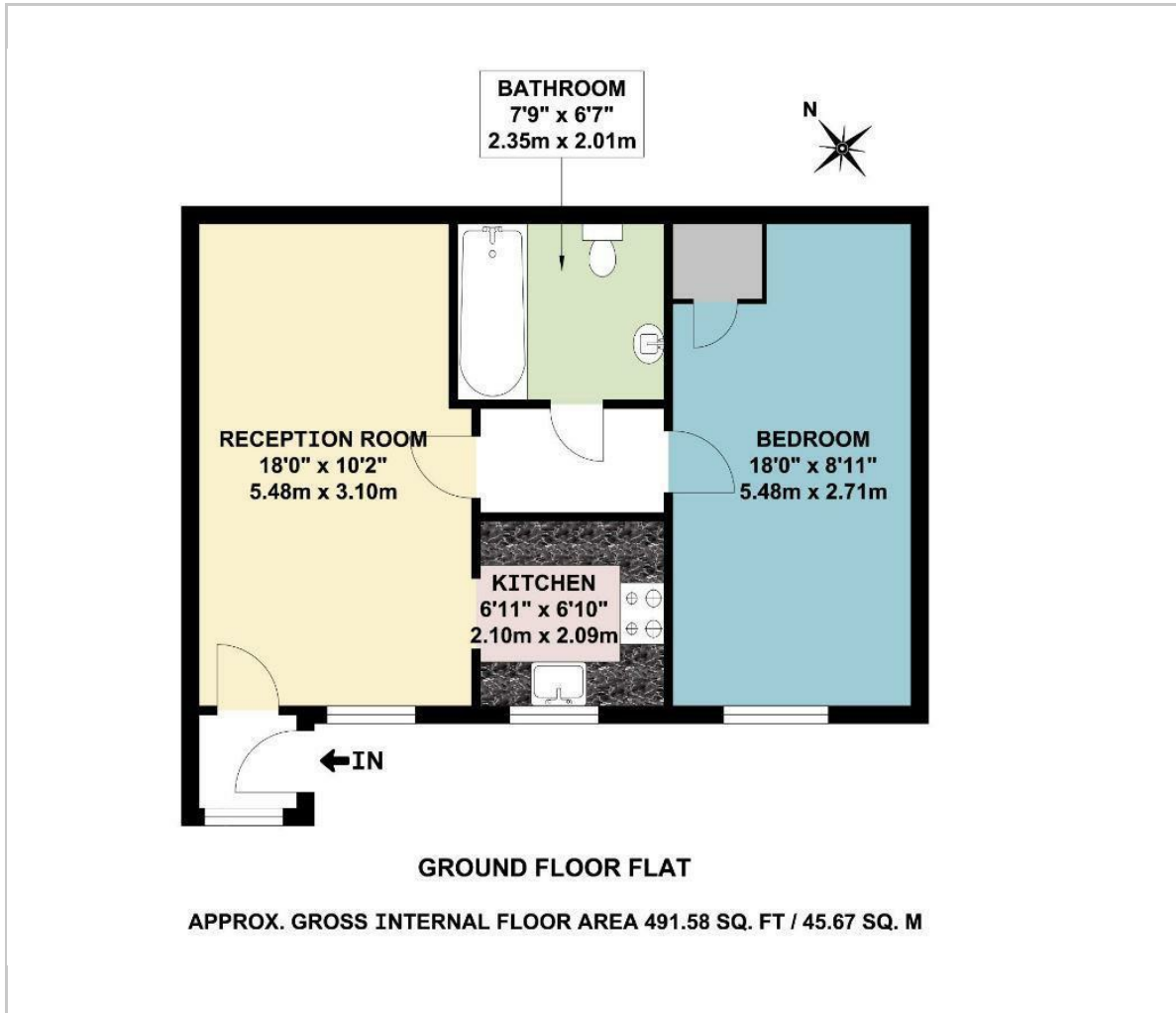
(All above as advised)



**Council Tax Band: C**

Leasehold

## Floor Plan



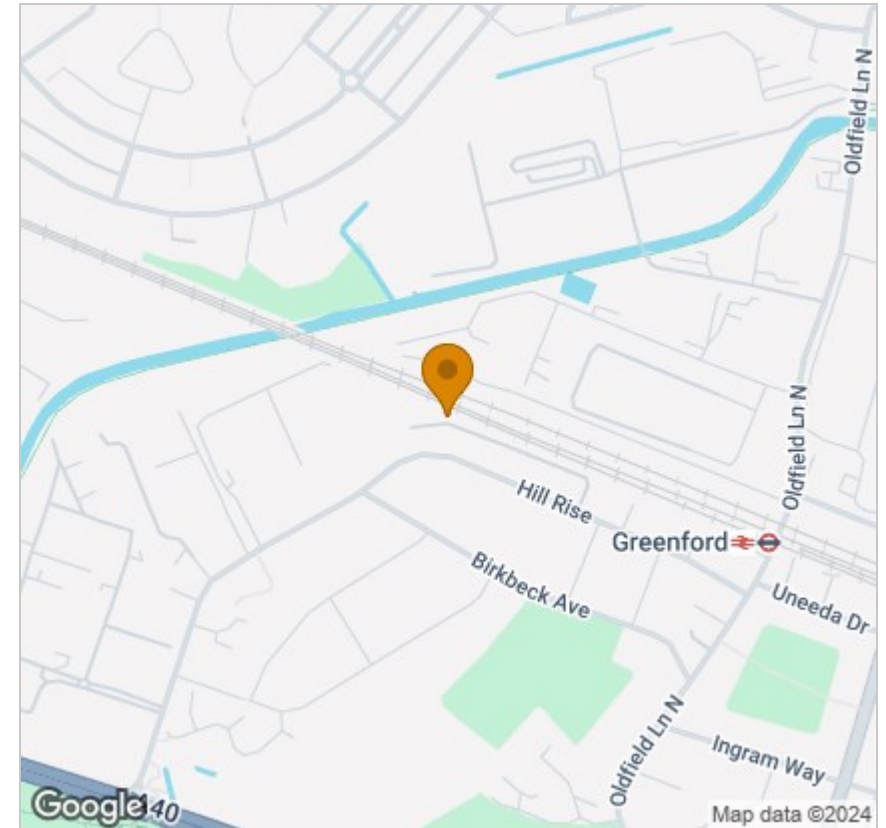
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

