



**LAWRENCE RAND**

**Evesham Close, Greenford**  
**£264,500**



## Key Features:

- Two bedroom top floor flat
- Spacious
- Living room
- New lease upon completion
- Bathroom

Two double bedroom, top-floor flat, with the benefit of a brand new lease upon completion. Offered to the market with no upper chain.

Once inside the communal entrance stairs lead to all floors. The property has a welcoming hallway with doors leading to all rooms. The lounge is light and bright with space for a sofa as well as a table and chairs. The separate kitchen has wall and base units, ample work surfaces and space for appliances. Both bedrooms are good size doubles. Completing this flat is a bathroom comprising of a white three-piece suite.

### Location:

Evesham Close is within walking distance to Greenford Broadway and Greenford Station (Central Line), as well as the variety of transport links. If you travel by road, the A40 is within easy reach.



**Verified Material Information:**

Council tax band: E

London Borough of Ealing

Council tax annual charge: £2381.31pa

Tenure: Leasehold

Lease length: 176 years remaining (New lease upon completion)

Ground rent: £10 Per annum

Service charge: £126 Per month

Property construction: Standard form

Energy Performance rating: C

Electricity supply: Mains electricity

Water supply: Mains water supply

Heating: Central heating

Heating features: Double glazing

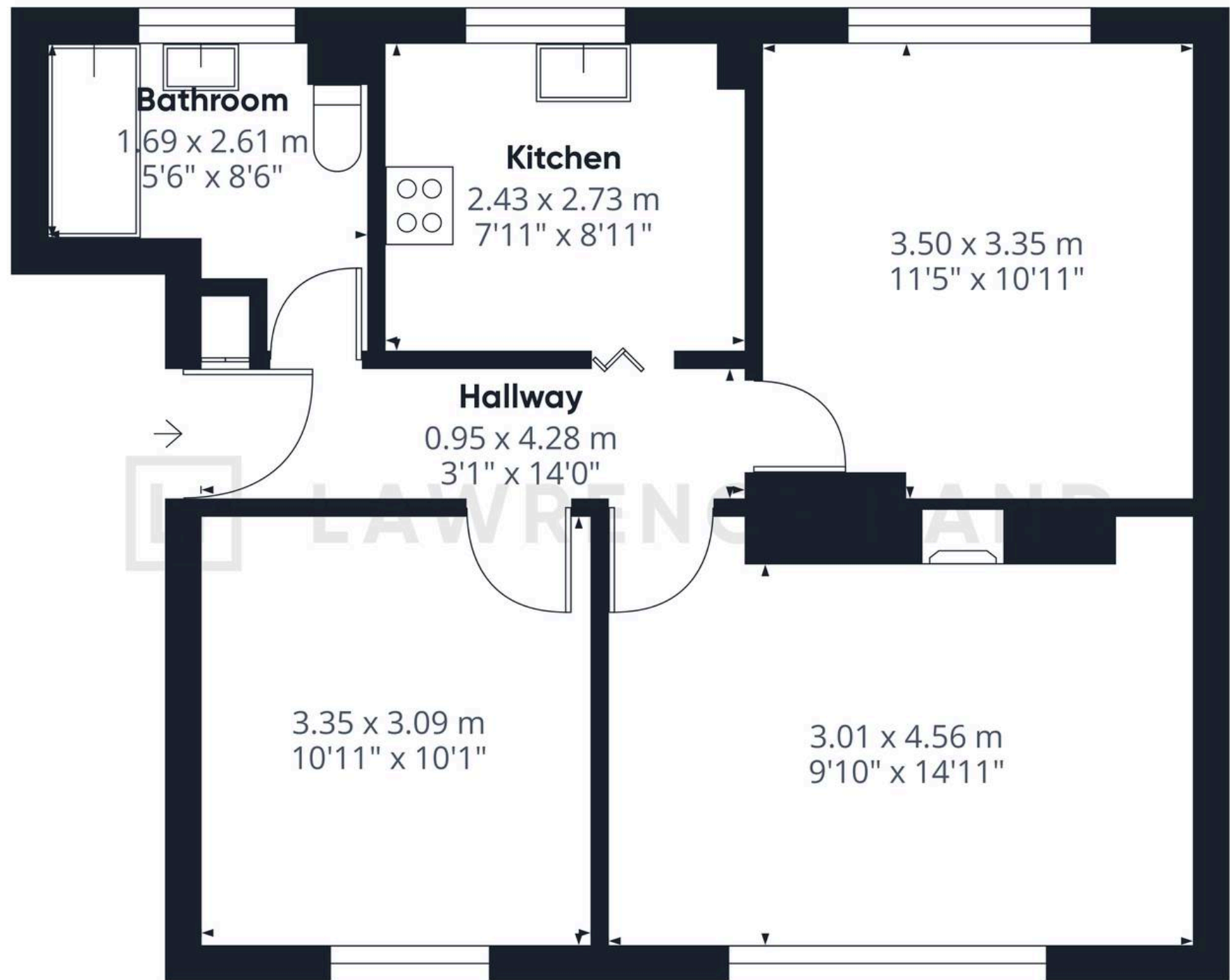
Broadband: FTTP (Fibre to the Premises)

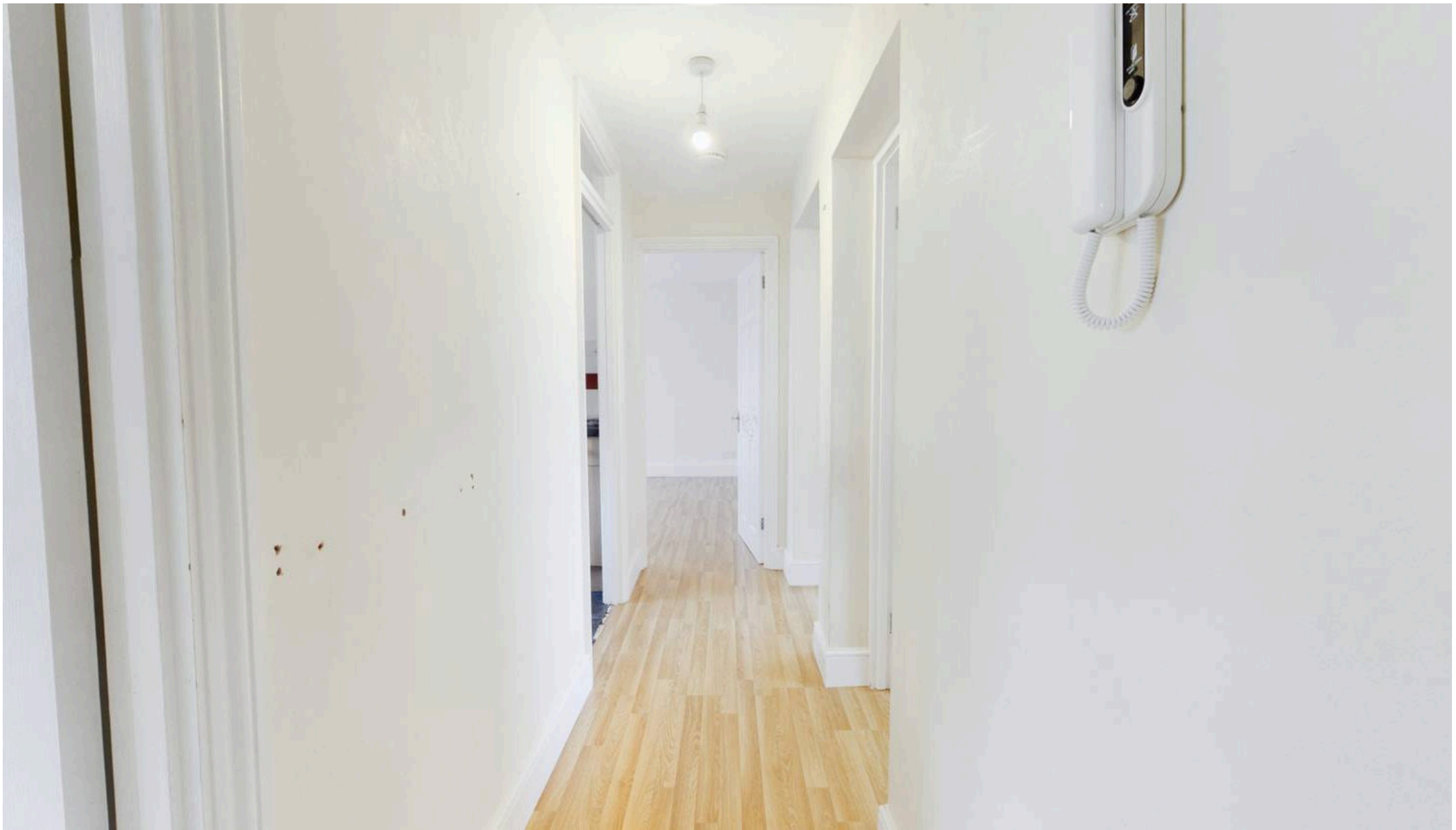
**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.









## Lawrence Rand

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