



## 1 bed flat to buy in UB6

Wicket Road, Perivale, Greenford, London,  
UB6 8YJ

**£210,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Investor Opportunity
- ✓ Large Bedroom
- ✓ Fully Fitted Kitchen
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are delighted to present this well-priced and conveniently located one-bedroom apartment, ideal for first-time buyers or investors. Situated on the top floor, this purpose-built home benefits from loft storage space, adding valuable extra room.

The property features a bright and airy open-plan living area with a modern fitted kitchen, a well-proportioned double bedroom, and a contemporary bathroom.

Located on Wicket Road, the apartment offers excellent transport links, with Perivale Central Line station and the A40 just moments away, ensuring easy access to Central London and beyond. Additionally, you're just a short bus ride from the charming Pitshanger Village and the vibrant Ealing Broadway, home to a bustling town centre and the Elizabeth Line (Crossrail) for enhanced connectivity.

This fantastic home offers a great opportunity to step onto the property ladder or expand your investment portfolio. Early viewings are highly recommended!

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 87

Annual Service Charge Amount: £1,000.00

Price: Starting Bid £210,000

Property Type: Flat

Parking: Allocated, Residents

Year built: 1977

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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