



Gilbert White Close, Greenford, UB6 7FH

Arron James are proud to present this stunning, two double bedroom top floor apartment that exudes charm and sophistication. Nestled within a modern and well-maintained development that offers a highly desirable location and within a short 5-minute walk from Perivale Station (Zone 4) and less than 0.5 miles from the acclaimed Selborne Primary School.

With a lease of 108 years, this immaculately presented chain free family home offers ample natural light along and allocated parking. You can take a leisurely stroll through the scenic Horsenden Hill Nature Reserve, just a short walk away and soak in the tranquil beauty of your surroundings. This home is truly the perfect sanctuary for those seeking a peaceful and harmonious lifestyle.

Offers Over £375,000

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- Two Double Bedrooms
 - Chain Free
 - Ground Rent £441.42
 - EPC C
- Excellent Condition
 - Parking
 - Service Charges £1651.12
- Lease
 - Catchment Area For Selborne Primary School
 - Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



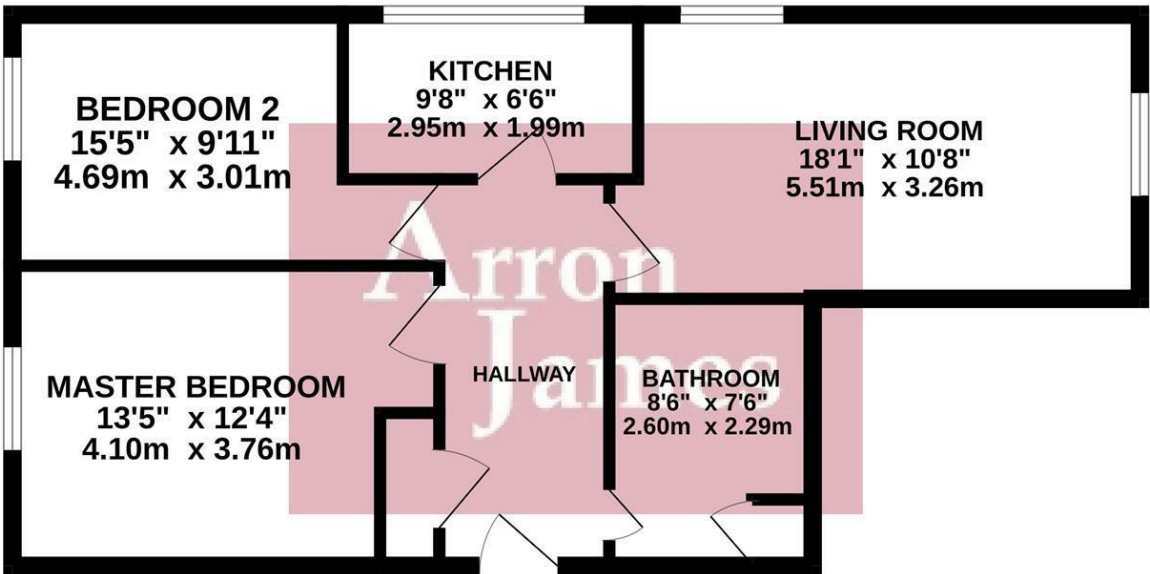
Directions
Perivale Station 0.2 miles Central Line South Greenford Station 0.7 miles Overground Sudbury Town Station 0.9 miles Piccadilly Line



Floor Plan

2ND FLOOR

TOTAL FLOOR AREA : 730sq.ft. (67.8 sq.m.) approx.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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