

Rolfe East



Allenby Road, Southall, UB1 2HR

£284,950 Leashold

- Garden Maisonette
- Stunning private Garden
- Ideal for first time buyers
- One Double Bedroom
- Spacious accommodation
- Long lease

A beautifully presented ground floor maisonette located close to the large green open space of Ravenor Park. The accommodation comprises a spacious lounge, a separate and light and bright kitchen/dining room with modern units and plenty of storage. There is also a double bedroom, and separate shower room with W.C. The property further benefits from a long lease in excess of 150 years and a quite beautiful private rear garden with a super decked seating area and lovely lawn - perfect for enjoying those long summer evenings.

Allenby Road is superbly located for quick and easy access to Greenford Broadway which offers a great range of shops, cafes, and supermarkets. Nearby bus routes provide quick links to Ealing Broadway, Ruislip, and Northolt. Various green spaces also include King George Field, Willow Tree Open Space, and Jubilee Park.

Viewings are highly recommended! Please contact Rolfe East to arrange your appointment on 020 8579 1111.



Council Tax Band: B









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 571 SQ FT



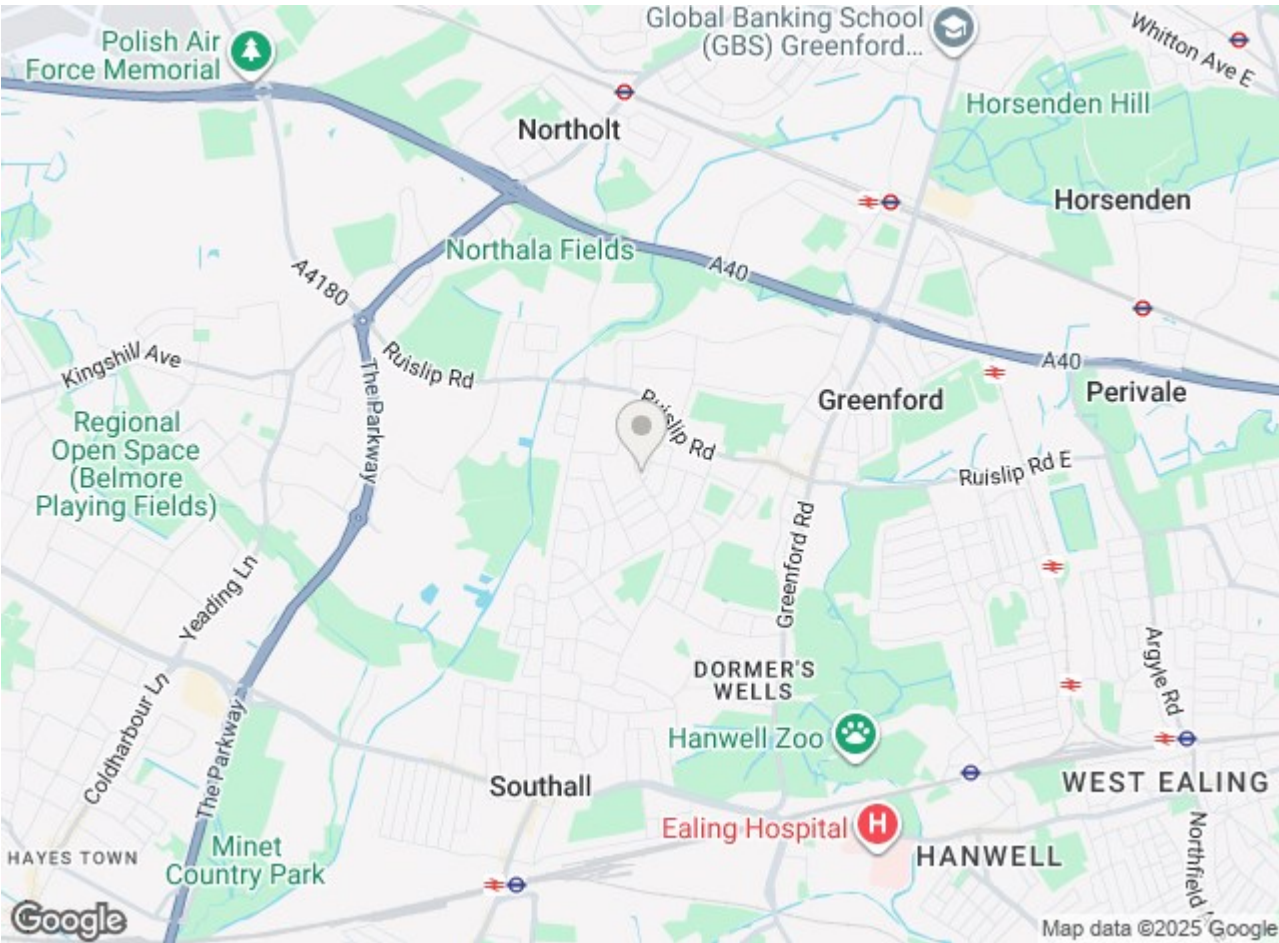
APPROX. GROSS INTERNAL FLOOR AREA: 571 SQ FT/ 53 SQM


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

PROPERTY PHOTO PLANS ©2008
ONE STOP SHOP FOR PROPERTY REPRESENTATION

Directions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 	

EPC Rating: C