



40 Links View, Greenford Road, Greenford, London, UB6  
9AT

**EVANS**  
& COMPANY



## Links View Greenford

- 142 years remaining on the lease
- £820 service charge per 6 months
- 2 bedroom first floor flat
- Double glazed
- Central heated
- Modern bathroom
- Private off street parking

We are pleased to offer this spacious 2 double bedroom apartment with a lease of 143 years. The property is located within walking distance of local shops and transport links. The property boasts a modern refitted bathroom, double glazed windows, gas central heating and off street parking alongside a private garden space.

Stairs to 1st floor, front door to

### Entrance Hallway

Radiator, built in cupboard, doors to



### Kitchen

8'11" x 7'3" (2.73 x 2.22)

Eye and base level storage units, single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine, space for gas hob with overhead extractor hood, power points, half tiled walls, double glazed window to front.

### Lounge

14'7" x 11'10" (4.47 x 3.63)

Double glazed windows to front, radiator, power points, open fireplace, built in storage cupboard.

### Bedroom 1

14'7" x 11'10" (4.47 x 3.63)

Double glaze windows to front, radiator, power points

### Bedroom 2

12'6" x 7'11" (3.82 x 2.43)

Double glazed window to front, radiator, power points

### Bathroom

9'1" x 4'9" (2.77 x 1.46)

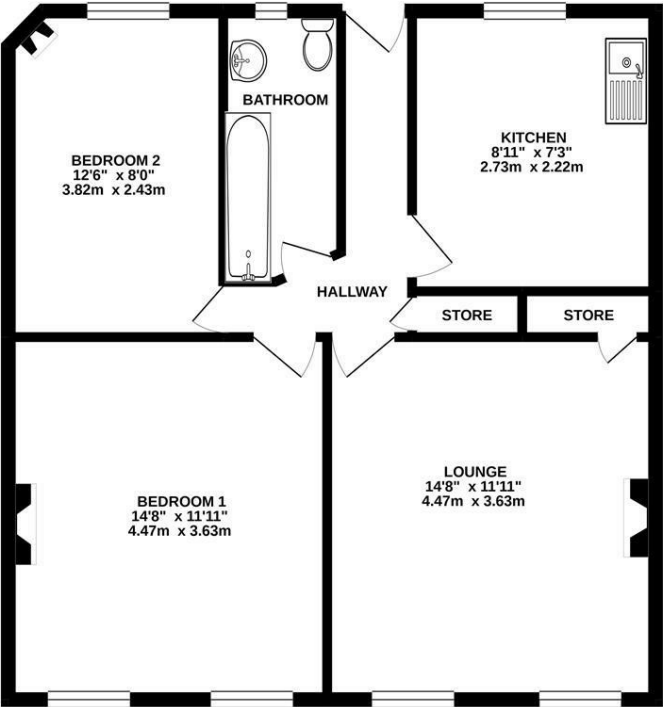
Tile enclosed bath with mixer taps and shower attachment, vanity unit wash hand basin, low-level WC, fully tiled walls, double glazed window to front, chrome heated towel rail

### Outside

Communal Parking, private garden

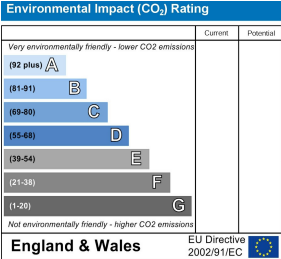
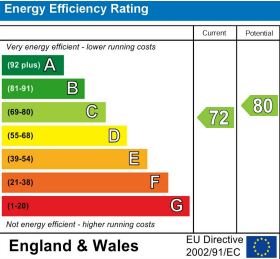


GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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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