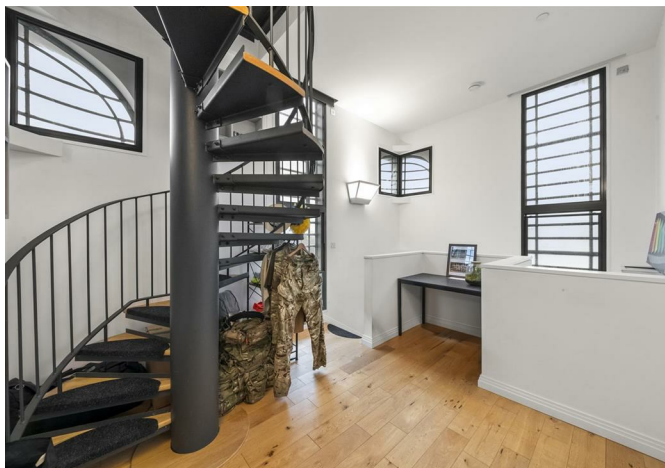


ALLDAY
& MILLER



Western Avenue, Perivale, UB6 8AT
£415,000

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Western Avenue, Perivale, UB6 8AT

£415,000

- Duplex Apartment
- Over 1000 Sq Ft
- Two Double Bedrooms
- Two Bathrooms
- High Ceilings
- Penthouse
- 242 Years Lease Remaining
- Private Terrace Area
- Balcony
- Great Transport Links

Description

****Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £415,000.****

Welcoming to the market this modern two-bedroom penthouse apartment in a listed building which ideally combines sleek contemporary design elements with the original charm and character. The property benefits from no onward chain and a long lease remaining.

This delightful duplex apartment offers a perfect opportunity for first-time buyers seeking a modern and stylish home. The property is in stunning condition, ensuring that you can move in with ease and comfort.

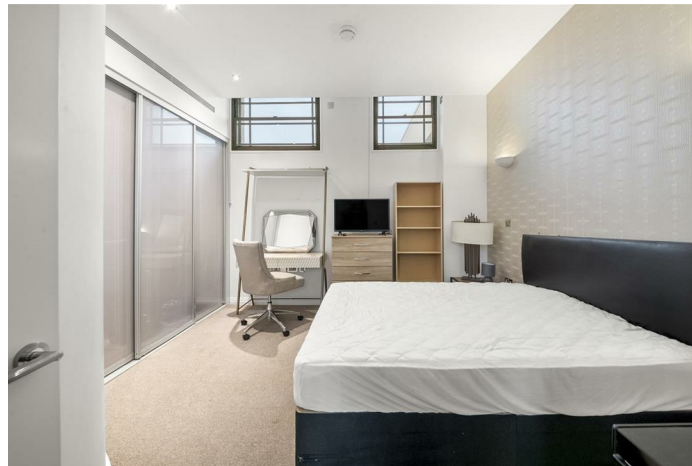
Featuring a well-designed layout that maximizes space and functionality. The ground floor boasts a welcoming reception room, modern fitted kitchen with integrated appliances and dining area, a double bedroom with fitted cupboards and a bathroom complete this floor. There is french doors leading to the private terrace area, great for outside dining.

The first floor features a double bedroom with a modern en-suite shower room. You also have direct access to the dual aspect balcony.

The development benefits from allocated parking and well maintained communal gardens.

Situation

Hoover Building, Western Avenue is within easy distances of Perivale (Central Line) and South Greenford Stations (Great Western Railway). Several buses are frequent for quick travel to Ealing Broadway, Uxbridge and Greenford. For the motorist, the A40/M40 is within close proximity and offers convenience when travelling in and out of the city and further afield. Furthermore, the area has a selection of Outstanding schools including Durdan's Park Primary School.



Hoover building, UB6
Approximate Area = 1040 sq ft / 96.6 sq m
For identification only - Not to scale

First Floor

Second Floor

Third Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	76		<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		

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