



ALLERTON ROAD, WD6

£280,000 LEASEHOLD

A WELL PRESENTED, CHAIN FREE, TWO DOUBLE BEDROOM GARDEN FLAT

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DESCRIPTION:

Offered for sale on a Chain Free is this spacious and well-presented two double bedroom ground floor purpose built garden flat.

Benefitting from direct access to its own generous section of garden the property almost 600 square feet of bright and well-proportioned accommodation,

Located within walking distance of shops, parkland, Several "Good" Ofsted rated schools and bus routes including the 292 the property would make an ideal purchase for a first time buyer, downsizer or young family.

AT A GLANCE

- Two Double Bedrooms
- Chain Free
- Own Garden
- 597 Square Feet
- Gas Central Heating
- Double Glazed
- 97 Year Lease





Approximate Gross Internal Area = 55.5 sq m / 597 sq ft
(Excluding Outside Cupboard)

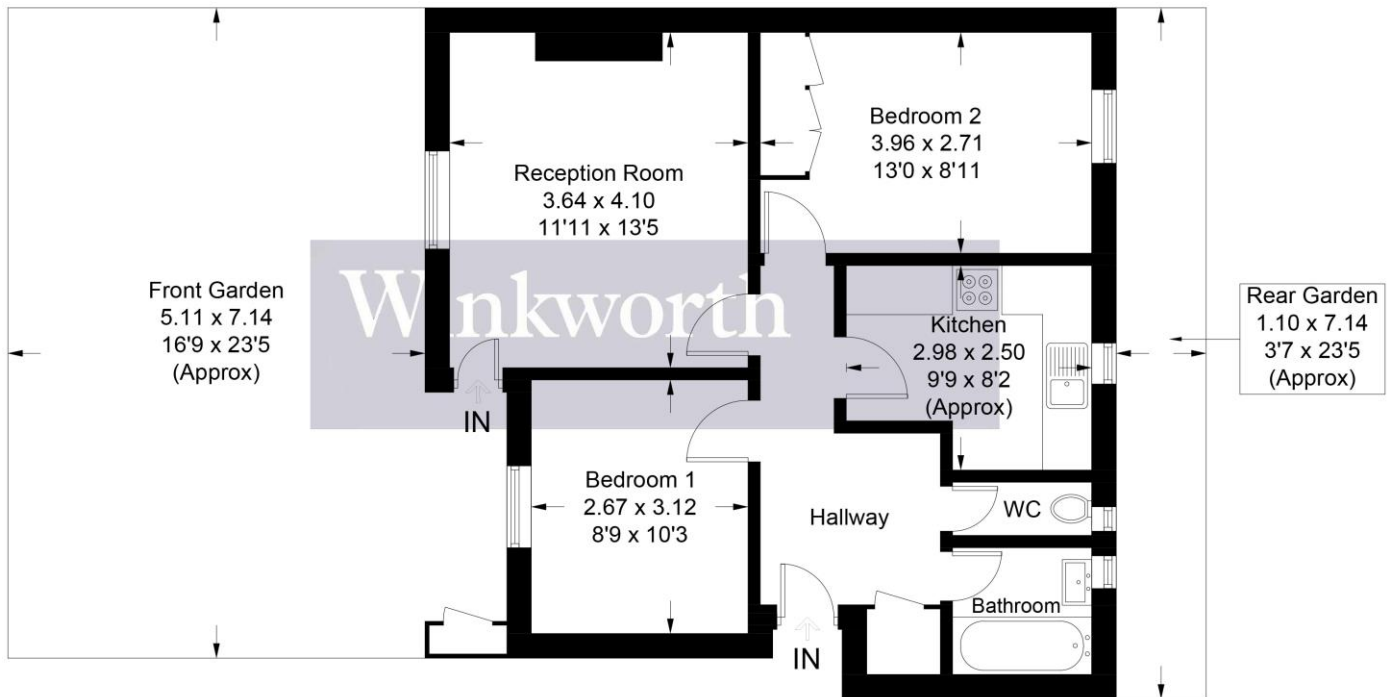


Illustration for identification purposes only, measurements are approximate,
not to scale. Winkworth © 2025 (ID1236340)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 97 year and 5 months

Service Charge: £1250.14 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.