



Offers in Excess of £235,000

bettermove



# Drew Gardens Greenford

Bettermove are proud to present this 1 bedroom maisonette in Greenford, available with no forward chain.

This is currently a tenanted property and can be sold either tenanted for immediate investment or vacant on possession. Rental yields can be obtained through Bettermove.

This property benefits from double glazing and gas central heating throughout, with one parking space available.

The council tax band is C.

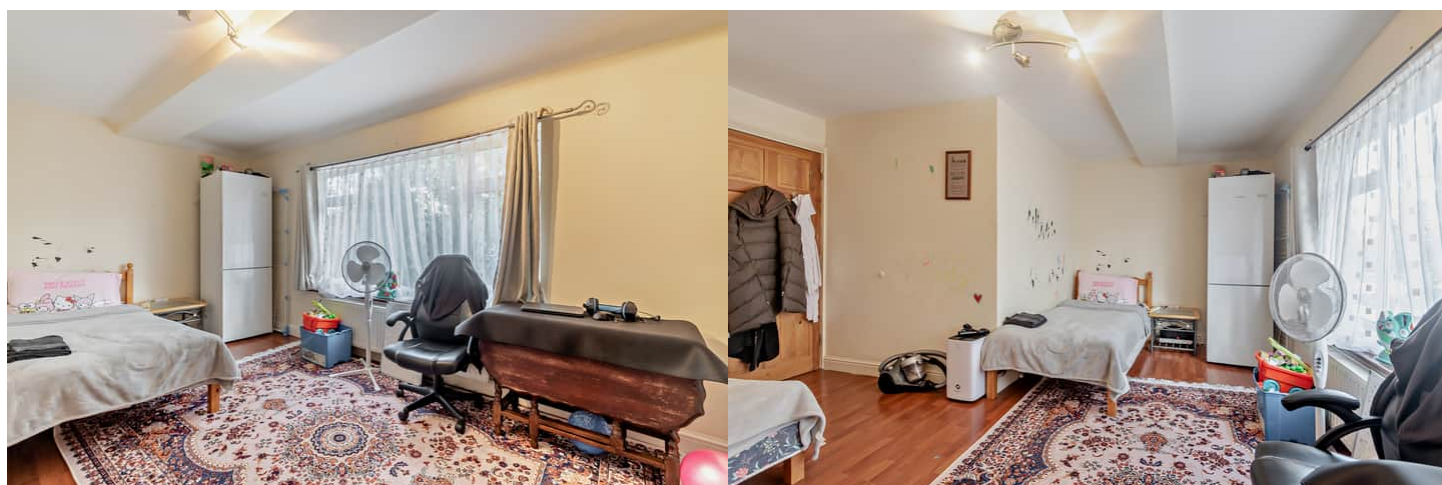
This is a share of freehold property with 97 years remaining on the lease; the ground rent is £250.00 per annum and the service charge is £65.00 per month.

The interior of this well presented, first floor property comprises a spacious living room, fitted kitchen, family bathroom and one double bedroom. The exterior boasts a communal garden, perfect for enjoying the summer months.

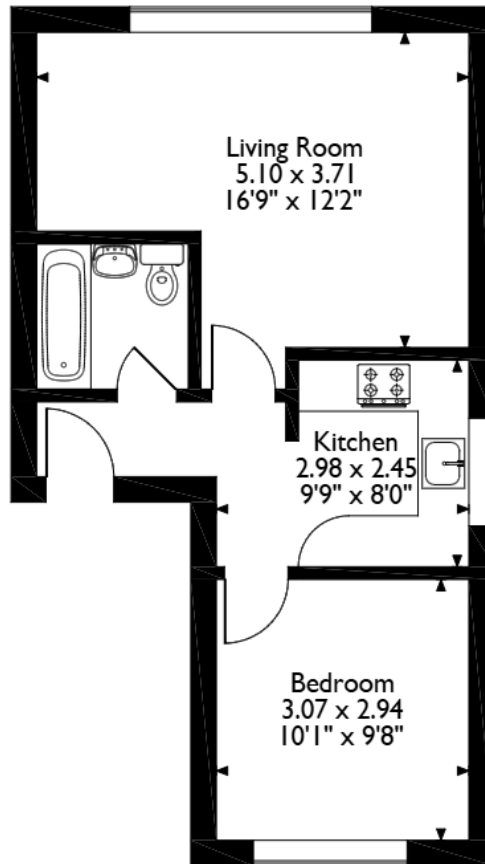
Located in the popular town of Greenford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Sudbury Hill Harrow and Sudbury & Harrow Road Railway Stations, a variety of underground and bus routes, and quick access to the A40, leading to the M40 and M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

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Drew Gardens, Greenford  
Approximate Gross Internal Area  
39 Sq M/420 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

| Energy Efficiency Rating                                     |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs                  |         |           |
| (92+) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   | 71      | 77        |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| Not energy efficient - higher running costs                  |         |           |
| <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC |         |           |



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