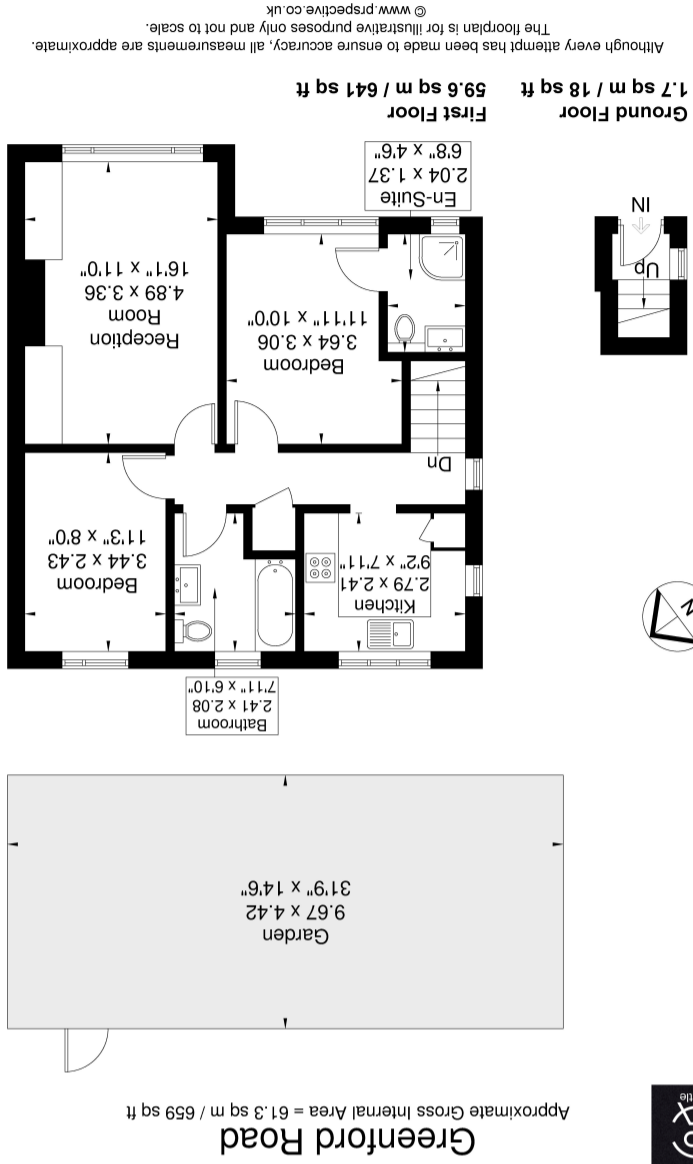


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	Potential
77	70



This two bedroom maisonette has been newly refurbished to a high standard to provide stunning, bright accommodation. The property is brand new from top to bottom and consists of two double bedrooms, the main with an ensuite, a spacious reception with attractive and useful built in alcove storage. The kitchen provide plenty of storage and come with oven and washing machine and both bathrooms are tiled with modern suites.

The property also come s with the added benefit of having permission granted for a loft extension to provide two further rooms and another bathroom.

Located on the Greenford Road the property is close to multiple shops, restaurants and large supermarket. Multiple bus routes are on your doorstep and the A40 providing access in and out of London.

Kitchen

9' 2" x 7' 11" (2.79m x 2.41m) Dual aspect double glazed windows, range of eye and base level units with under counter sink, electric hob with oven under and extractor over, plumbing and space for washing machine herringbone style wood floor

Reception Room

16' 1" x 11' 0" (4.90m x 3.35m) Front aspect double glazed window, herringbone style wood floor, radiator, built in storage

Bathroom

7' 11" x 6' 10" (2.41m x 2.08m) Rear aspect double glazed window, panel enclosed bath with shower, low level WC< vanity wash hnad basin, tiled floor and walls

Bedroom 1

11' 11" x 10' 0" (3.63m x 3.05m) 11' 11" x 10' 0" (3.63m x 3.05m) Front aspect double glazed window, herringbone style wood floor radiator

En Suite

Front asepect double glazed window. shower cubicle with insert, vanity wash hand basin, low level WC, designer tiled walls

Bedroom 2

11' 3" x 8' 0" (3.43m x 2.44m) Rear aspect double glazed window, herringbone style wood floor radiator

Garden

31' 9" x 14' 6" (9.68m x 4.42m) Secluded area with patio area leading onto lawn

