

020 8578 6704

426 Greenford Road, Greenford, Middlesex UB6 8SG
www.westbrook-greenford.co.uk

These particulars are issued on the understanding that all negotiations are conducted through Westbrook. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

COSTONS LANE, GREENFORD UB6 8RS

£349,950 Leasehold



A WELL PRESENTED, PURPOSE BUILT, THREE BEDROOM FIRST FLOOR MAISONETTE

The property is ideally located in the heart of Greenford town centre, within minutes of Greenford Broadway's extensive shopping facilities, local primary and secondary schools and multiple bus routes.

*** DOUBLE GLAZING * CENTRAL HEATING ***

*** REAR AND SIDE GARDENS ***

*** LONG LEASE ***

*** NO UPPER CHAIN ***



COSTONS LANE
GREENFORD UB6



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		65	80
		EU Directive 2002/91/EC	

FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 678.12 SQ. FT / 63.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Lease details:-

125 year lease from September 2017.

Ground rent £250.00 per annum.

PRICE: **£349,950 Leasehold**

VIEWING: By appointment via **WESTBROOK: 020 8578 6704**