



HUNTERS[®]

HERE TO GET *you* THERE



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Chartres Court, Middleton Avenue, Greenford,
UB6 8BP
Asking Price £325,000



An immaculately kept, two bedroom ground floor flat being offered for sale on Chartres Court, Middleton Avenue with NO ONWARD CHAIN. The property is set to a high standard throughout and is a perfect opportunity for a first time buyer or buy to let investor.

The property comprises entrance hall, modern bathroom suite, two bedrooms, open plan living/dining room and a modern fitted kitchen with integrated appliances. The property also benefits from gas central heating, double glazing, communal gardens and a garage in a block. Viewings are highly recommended to avoid disappointment.

Middleton Avenue is within close proximity to the A40 serving great access into and out of London and surrounding locations. Greenford Road is also within close distance providing an array of amenities, schools and transport links. Greenford train station is within close proximity servicing the Great Western Railway and Central Line.

**Disclaimer - These photos were taken when the property was furnished and the property is now unfurnished throughout

Lease 133 years

No Ground Rent

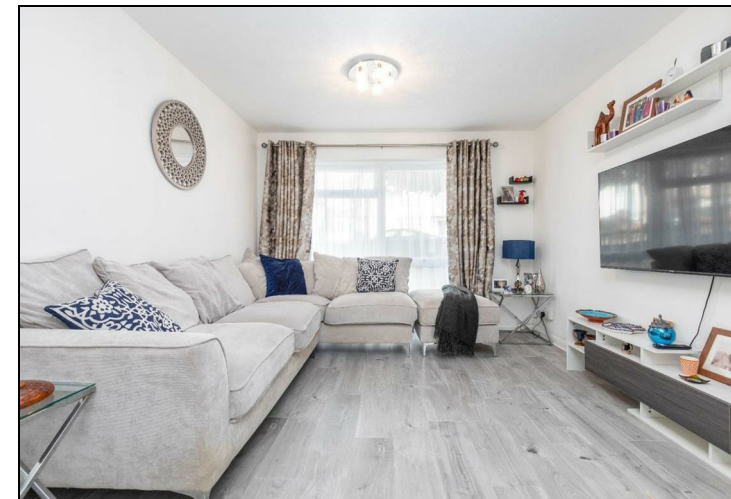
Annual Service Charge - £1,500 - £2,000 per annum depending on works required

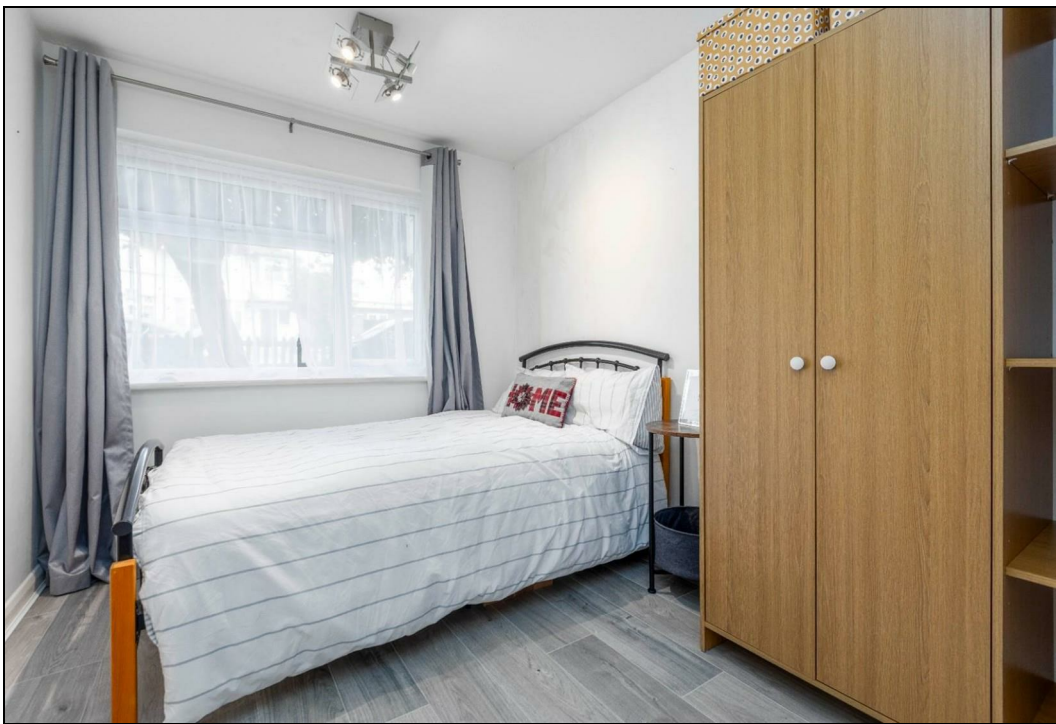
*Please verify this information with your solicitor.



KEY FEATURES

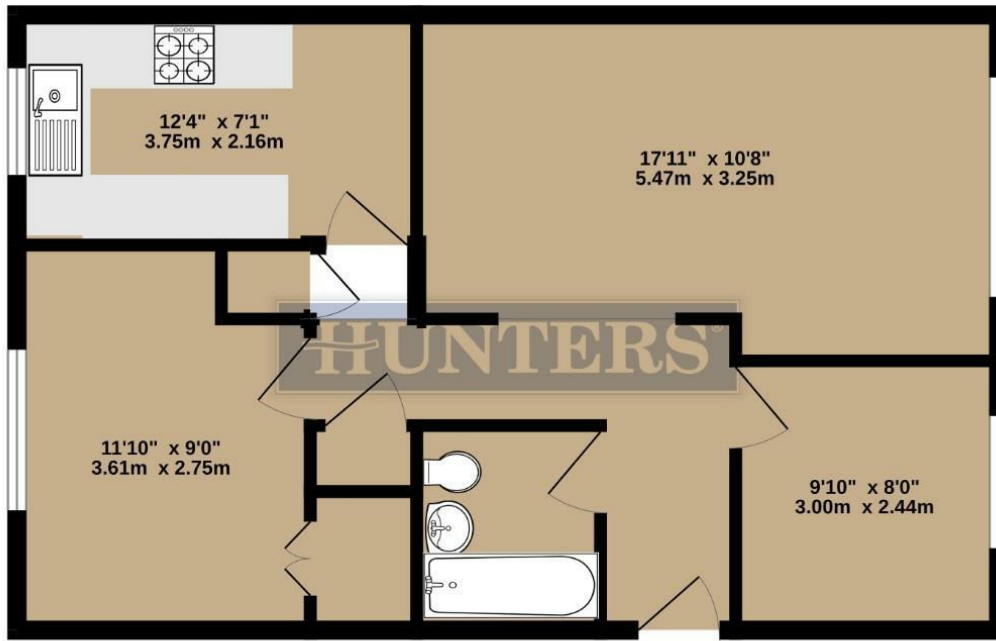
- Two Bedroom
- Ground Floor
- Immaculate Condition
 - No Chain
 - Garage
- Long Lease Over 130 Years
- Great First Time Purchase
 - Modern Fitted Kitchen
 - Modern Bathroom Suite
 - EPC Rating



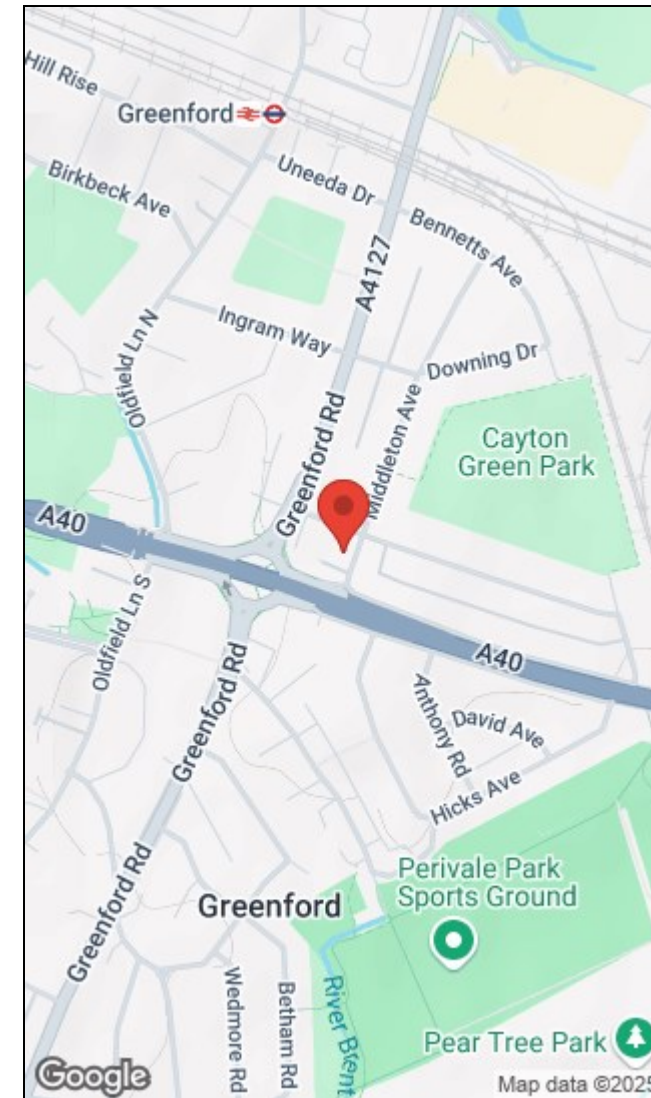




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Metronix 5/2025



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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