



## £250,000 Leasehold

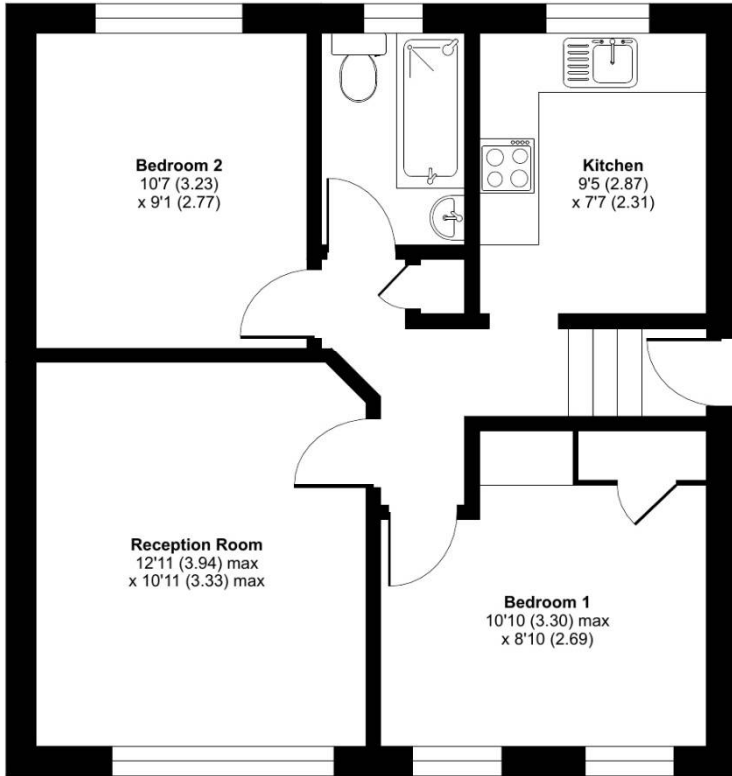
Greenway Gardens, Greenford, UB6

Simple Estate Agents is pleased to offer this lovely first-floor, two-bedroom maisonette with its own private rear garden. The property includes two comfortable bedrooms, a spacious living room, a bathroom, and a newly fitted kitchen. Additional perks include a private garden and free street parking. Located close to bus links, local shops, amenities, and schools, it also offers easy access to the A40 and is near Greenford Underground Station. Don't miss out - contact us today to arrange a viewing!

# Greenway Gardens, Greenford, UB6

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Approximate Area = 547 sq ft / 50.8 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Simple Estate Agents. REF: 1193174

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Take Pump Ln and The Pkwy/A312 to Glencoe Rd 6 min (2.4 mi) ? Take Broadmead Rd to Ruislip Rd/B455 in Northolt 3 min (0.9 mi) ? Follow Ruislip Rd/B455 to Greenway Gardens in Greenford 3 min (0.6 mi) Turn left onto Greenway Gardens Destination will be on the right ? 39 sec (0.1 mi) UB6 9TU Greenway Gardens, Greenford

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.