



Queens Avenue, Greenford, UB6 9BX
Guide Price £239,950

DBK
ESTATE AGENTS



Queens Avenue, Greenford, UB6 9BX Guide Price £239,950

A charming and delightful ground floor maisonette offered with NO ONWARD CHAIN and boasting a Private Rear Garden.

The property features a spacious bedroom offering a peaceful retreat for rest, the reception room provides that a versatile space for entertaining or unwinding, while the adjacent kitchen offers functionality and convenience for culinary endeavors. The family bathroom completes the accommodation, ensuring comfort and practicality.

Outside, the private rear garden offers a tranquil oasis for outdoor leisure or the perfect setting for enjoying sunny days and balmy evenings. With an approximate 91-year lease, this property offers long-term security and peace of mind for its residents. Off-street parking is available, ensuring hassle-free parking for residents and visitors alike.

Conveniently located just 1.0 mile from Hanwell Station commuting becomes effortless, providing easy access to the City and beyond. Additionally, a wealth of amenities, including shops, restaurants, and parks, are within easy reach ensuring a lifestyle of comfort and convenience. Local reputable schools include The Cardinal Wiseman Catholic School and William Perkin Church of England High School, both scoring OUTSTANDING by OFSTED. For motorists the A40, A406 and A4/M4 can be found within a short drive.

Key Features

- No Onward Chain
- Ground Floor Maisonette
 - Private Rear Garden
 - One Bedroom
 - Reception Room
 - Kitchen
 - Family Bathroom
 - 91 Years Lease
 - Off Street Parking
- Hanwell Station 1.0 mile



Lease

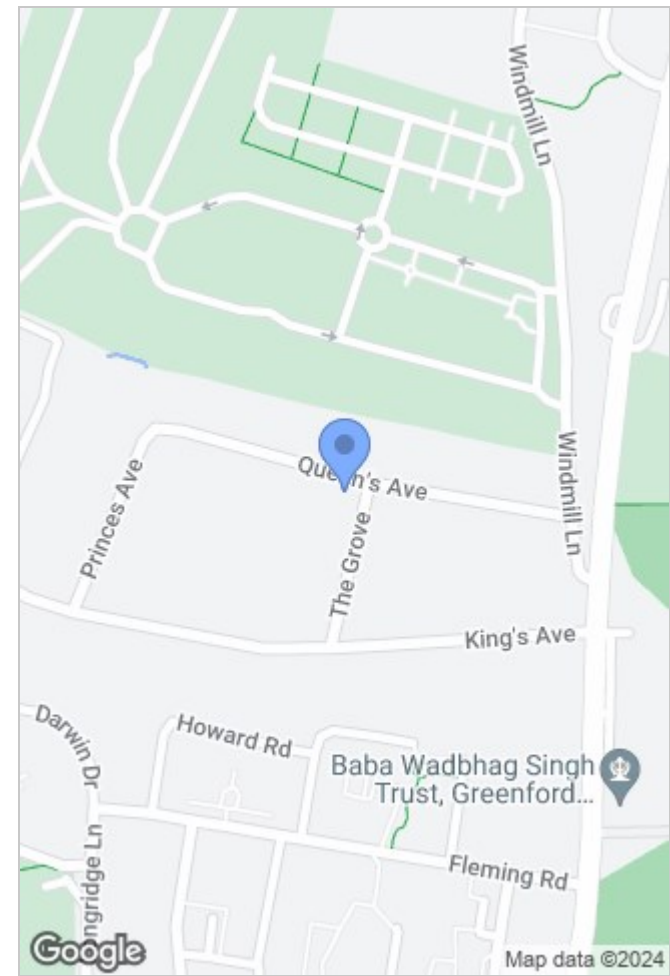
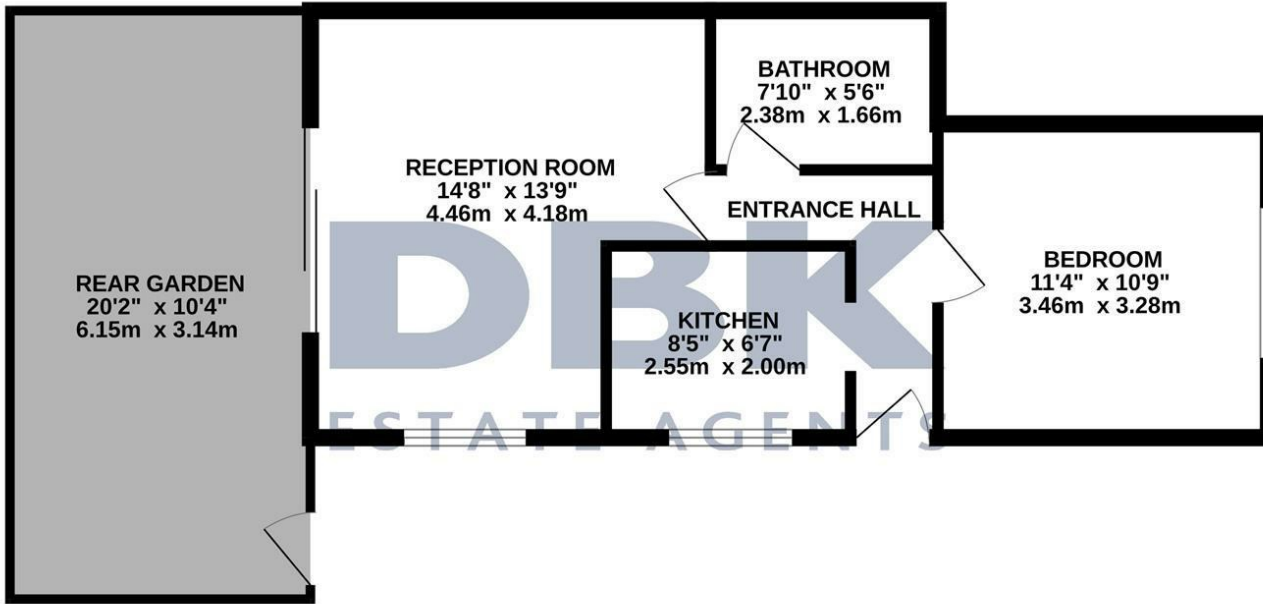
91 years remaining

Ground Rent

£120.00 per annum



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		66	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	