



## 8A WORDSWORTH AVENUE GREENFORD, UB6 9AB

£1,675

Brian Cox are very pleased to bring to the market this freshly decorated first floor maisonette, which is located on Wordsworth Avenue in Greenford.

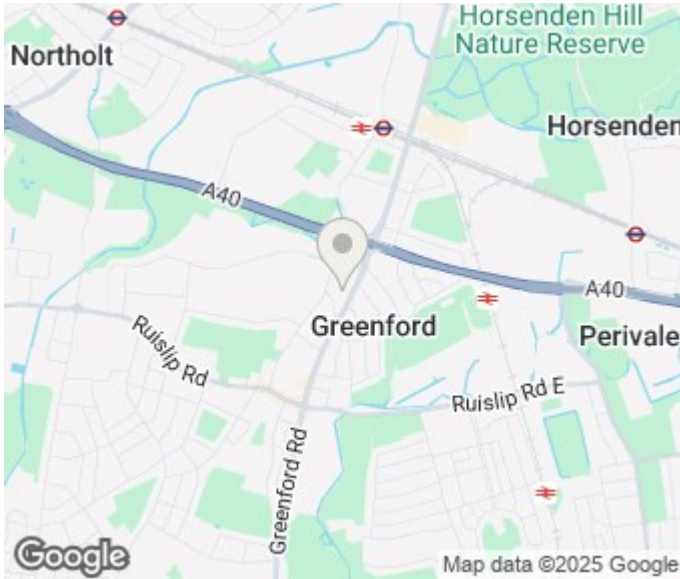
The property is well presented throughout and comprises a spacious lounge, two excellent size bedrooms, a fitted kitchen with appliances and a modern fitted bathroom.

Other benefits include gas centra heating, double glazed windows, an outside terrace and a share of the rear garden (tbc)

The property has an EPC rating of E and falls under Council Tax Band C (£1,814 per annum). To meet the affordability criteria, a household income of £48,000 per year is required. The monthly rent is £1,675, with a five-week deposit of £1,932.

This property is well located close to local shops schools and transport links and is available immediately so CALL NOW to arrange your viewing.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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