



52 PRINCES AVENUE UB6 9BT

£1,250 PER CALENDAR

Brian Cox are delighted to present to the market this well-presented ground floor garden flat, located in the popular Greenford area.

The property features a spacious lounge, a generous double bedroom, a modern fitted kitchen, and a contemporary family bathroom.

Additional benefits include a private rear garden and close proximity to local amenities and excellent transport links.

The property has an EPC rating of C and falls under Council Tax Band C (£1,814 per annum). To meet the affordability criteria, a household income of £35,000 per year is required. The monthly rent is £1,250, with a five-week deposit of £1,442.

This property is available to view now — contact us today to arrange your viewing!





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		
England & Wales	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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