



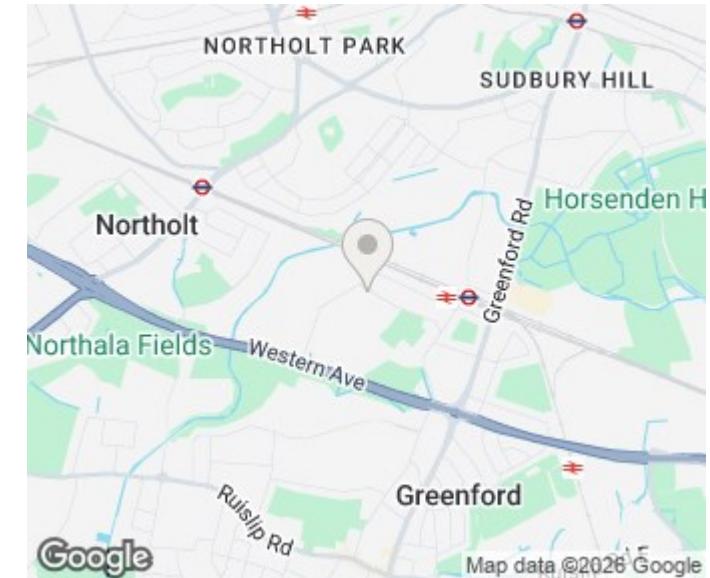
## BIRKBECK AVENUE GREENFORD, UB6 8LY

£2,400 PER CALENDAR

Brian Cox & Co are delighted to bring to the market this well-presented four-bedroom family home, ideally located within a short walk of both Greenford Station and William Perkin High School.

The ground floor offers a bright through lounge, a spacious 14ft fitted kitchen, and a fourth bedroom with an en-suite shower room—ideal for guests or multi-generational living. On the first floor are three further bedrooms and a modern family bathroom, providing well-balanced accommodation throughout.

Further benefits include double-glazed windows, gas central heating, off-street parking, and a well-maintained rear garden. The property is also conveniently positioned close to local shopping facilities and excellent transport links.



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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