



**96a Costons Lane  
Greenford, London UB6 8RP**

**£1,800**

NEWLY REDECORATED TO A HIGH STANDARD A SPLIT LEVEL MAISONETTE WITH OWN REAR GARDEN which is situated in a popular residential road which gives good access to local shops, schools, buses and the A40. The property has been cleverly converted to provide spacious and well planned accommodation and is spread over the first and second floor. There are two double bedrooms, lounge with bay window, newly fitted modern kitchen and appliances, newly fitted modern tiled bathroom suite, other benefits include gas central heating and double glazed windows. There is access to your own rear garden via an internal staircase, storage/shed in the garden. The property is unfurnished and available now. EPC"C", Council Tax Band"C"

## 96a Costons Lane, Greenford, London UB6 8RP

### Living Room

15'5" x 11'10" (4.71 x 3.62)

### Bedroom 1

11'8" x 11'0" (3.56 x 3.37)

### Kitchen

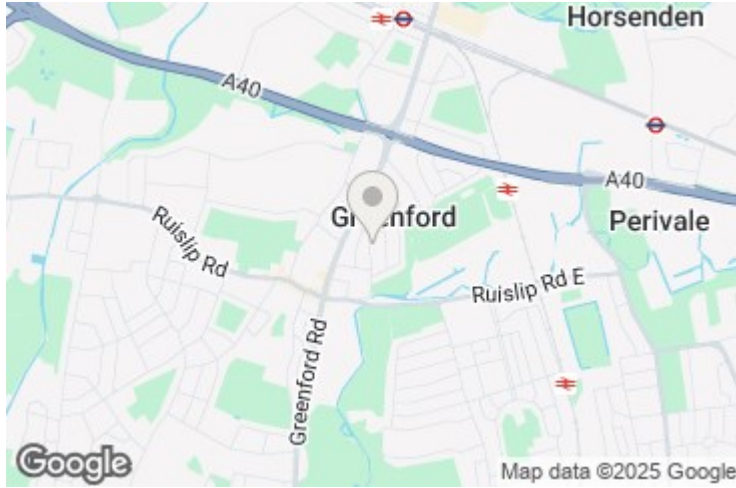
8'7" x 6'11" (2.63 x 2.11)


### Bathroom

5'5" x 4'9" (1.66 x 1.46)

### Bedroom 2

11'3" x 10'7" (3.43 x 3.24)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 			<b>England &amp; Wales</b> EU Directive 2002/91/EC 