

**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)

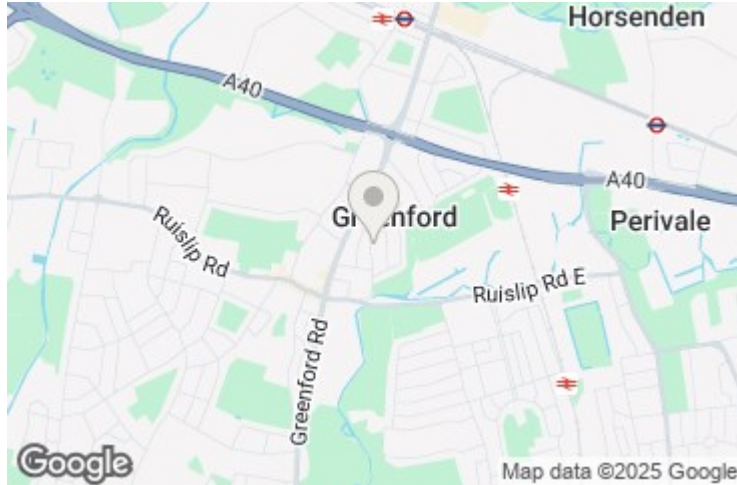
Bathroom

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

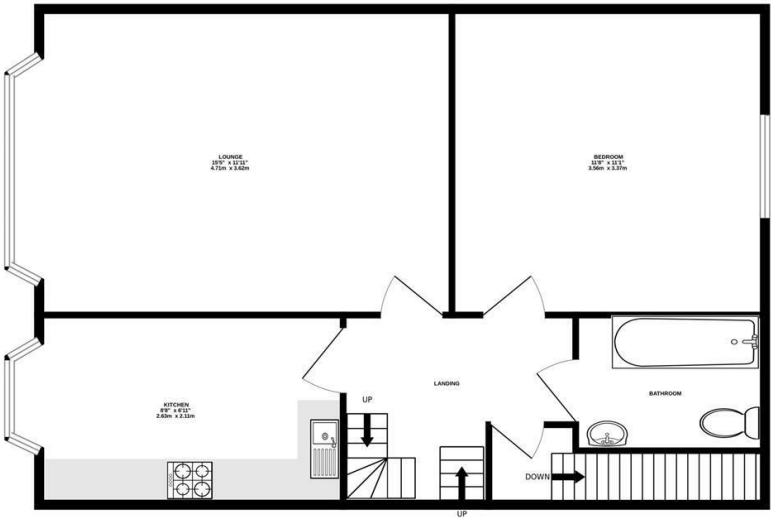
Stairs to Second Floor

Bedroom 2

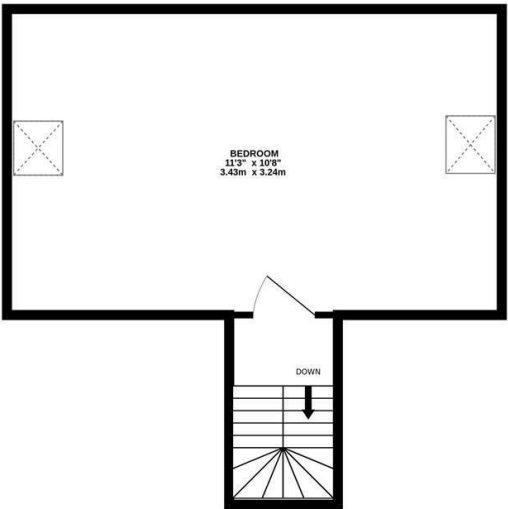
11'3" x 10'7" (3.43 x 3.24)



GROUND FLOOR



1ST FLOOR



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		
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