



### **Goring Way, Greenford, UB6 9NP**

Situated in a prestigious residential area we offer for sale this spacious and well presented 2 double bedroom ground floor maisonette available with NO UPPER CHAIN.

The property benefits from it's own front and rear garden, 140 YEAR LEASE and NO SERVICE CHARGES. Gas central heating, double glazed windows, entrance hall, lounge, modern bathroom & 2 double bedrooms.

Located under a 20 min walk are: Coston Primary School, Ravenor Primary, Greenford High School, Stanhope Primary School, The Edward Betham C of E Primary School, William Perkins Church of England High School, Oldfield Primary School, Gifford Primary School, Cardinal Wiseman Catholic School, Greenford Broadway, Greenford and South Greenford station.

**Asking Price £349,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

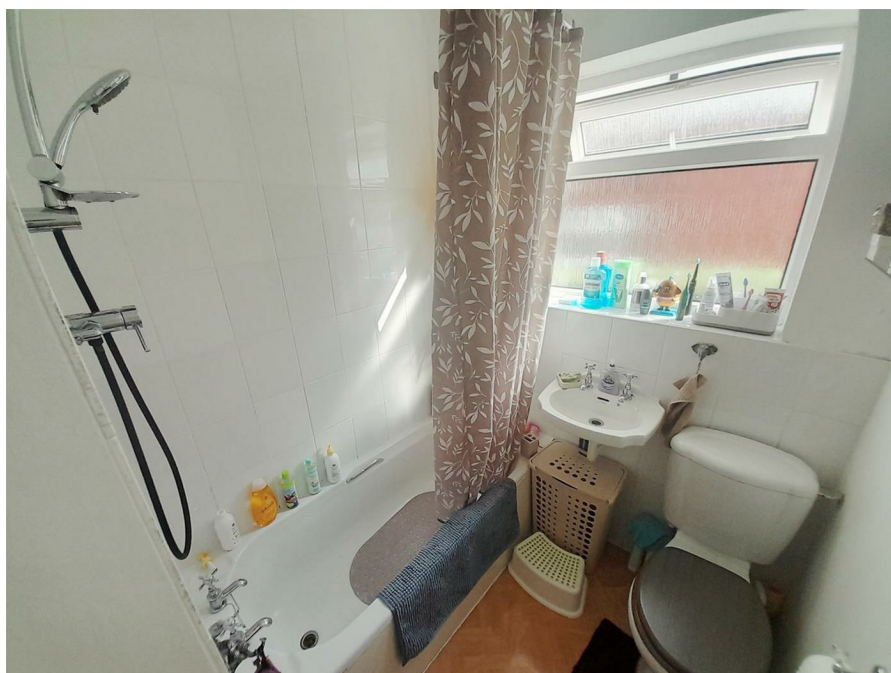
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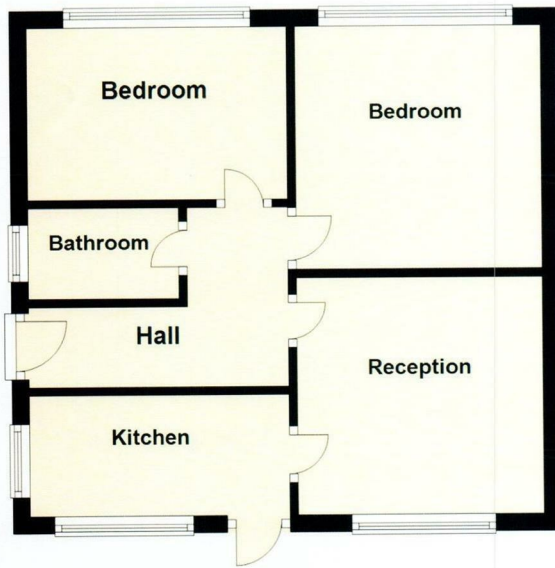
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Property Floorplan

Ground Floor



# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>75</p>

**England & Wales**

EU Directive  
2002/91/EC



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