

Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk



Grosvenor Avenue, Middlesex UB4 8NL

£325,000

EPC Current Band: D

We are delighted to offer for sale this attractive purpose-built ground floor maisonette which benefits from a private enclosed garden and a garage.

The well-proportioned accommodation comprises a living room, fitted kitchen, 2 bedrooms and a bathroom suite.

Located in a popular and much requested North Hayes area with localised shopping close by and amenities within reach.

This fine home would make a perfect first-time buyer's home or alternatively a sound buy to let investment.

Lease Term: 125 years from 12th November 2013

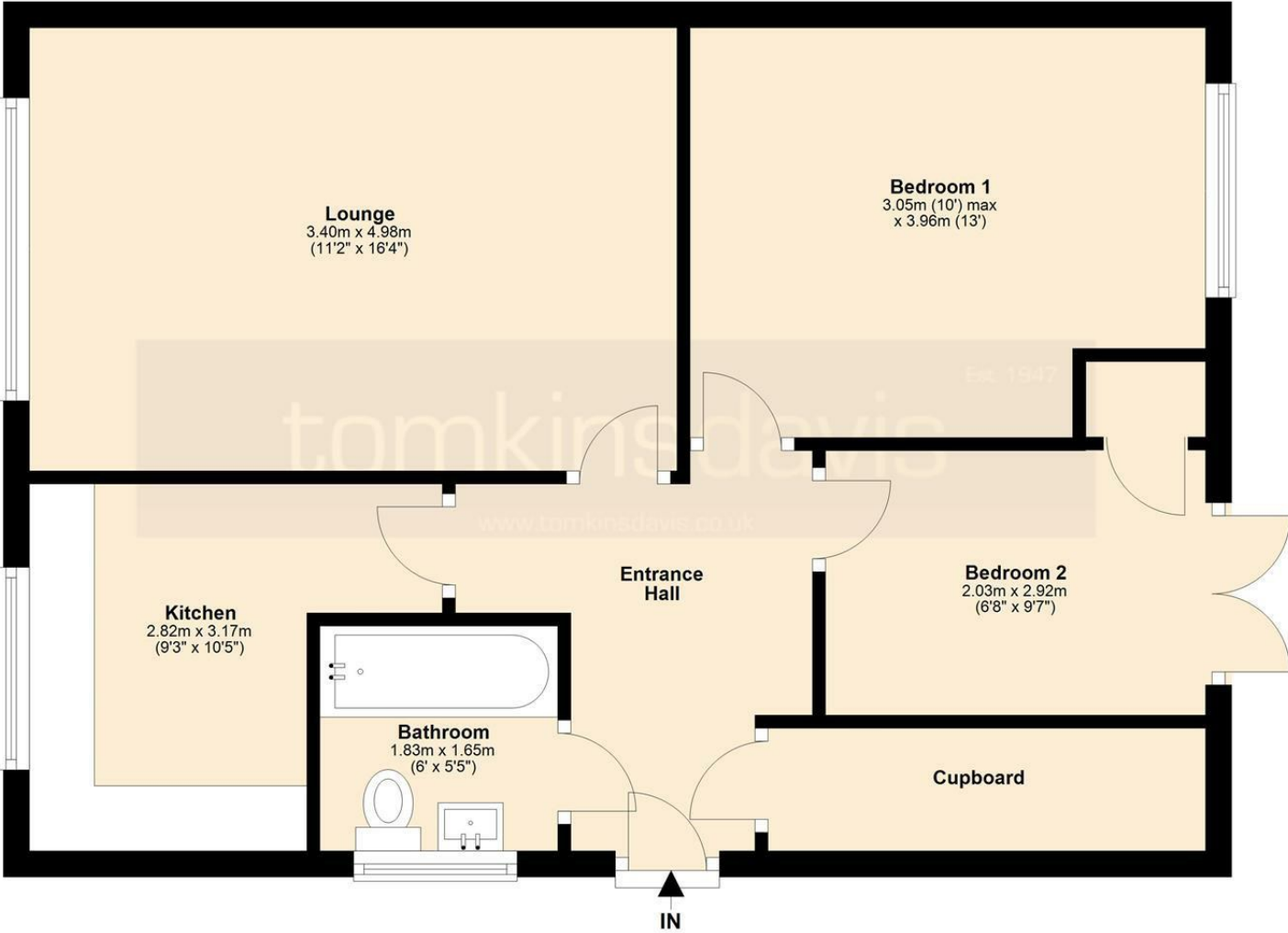
Ground Rent: TBC

Service Charges: N/A

- Ground Floor Maisonette
- Private Entrance Door
- Hall
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Bathroom Suite
- GCH / Double Glazed
- Private Garden
- Garage



Ground Floor



| 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 | 66 | 74 |
| 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 | | |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.