



Red Lion Court, 46 The Broadway, Greenford, UB6 9FJ

£339,995

**EVANS**  
& COMPANY

# The Broadway Greenford

- Immaculate 4th Floor Apartment
- 2 Bedrooms
- Balcony
- Open Plan Kitchen / Lounge
- Double Glazed
- Gas Central Heating
- Modern Kitchen
- Integrated Fridge & Dishwasher
- Built in Oven & Hob
- Secure Parking

Evans & Company are pleased to offer this spacious modern 2 bedroom 4th floor apartment located on Greenford Broadway providing easy access to local shopping and transport facilities. The property boasts an open plan lounge / kitchen, modern bathroom suite, modern kitchen with integrated fridge, dishwasher and built in oven & hob.

## Security Video Entry

Communal door, to lifts / stairs to 4th floor,  
front door to



## Entrance Hall

Radiator, laminate flooring, built in storage cupboard with plumbing for washing machine, security entry phone, doors to

## Open Plan Kitchen / Lounge

19'0" x 13'7" (5.81 x 4.15)

Modern range of eye and base level storage units, built-in electric oven, four ring gas hob, inset into work surface with extractor hood over, integrated dishwasher, integrated fridge, freezer, tiled, splashback, tiled floors, inset, ceiling, spotlights, leading onto lounge area, floor to ceiling windows and double glazed door to balcony, built-in storage cupboard, radiators, laminate floor, power points.

## Bedroom 1

12'0" x 10'6" (3.68 x 3.21)

Double glazed door to balcony, radiator, PowerPoint, laminate floor.

## Bedroom 2

10'0" x 8'4" (3.07 x 2.55)

Double glazed door to balcony, radiator, laminate floor, PowerPoint.

## Family Bathroom

8'6" x 5'6" (2.61 x 1.68)

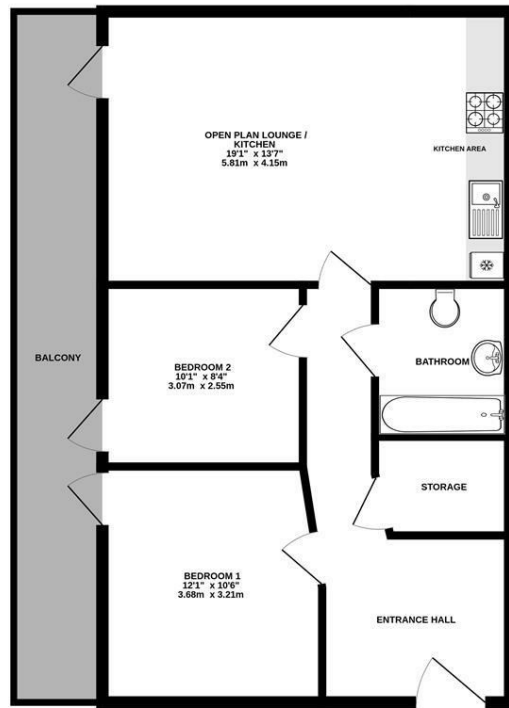
Fully tiled bathroom with modern white suite comprising tiling closed bath with mixer taps and shower attachment, wall mounted, wash, hand basin, close coupled WC, chrome heated towel rail, inset ceiling spotlights.

## Parking

Secure gated parking



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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		87	87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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