

**47 Red Lion Court
Greenford, UB6 9FJ**

£325,000

Evans & Company are pleased to offer this 2 modern bedroom apartment located in a prime location on Greenford Broadway. The property offers modern features that include a built in oven and one, integrated dishwasher and fridge/freezer. The property is fully double glazed and central heated as well as benefiting from secure gated parking

47 Red Lion Court, Greenford, UB6 9FJ

Security Video Entry

Stairs and lift to 4th Floor

Communal Hallway

Front door to

Entrance Hall

Built in storage cupboard with plumbing for washing machine, laminate wood flooring, power points, large walk in storage cupboard, doors to

Open Plan Lounge / Kitchen

17'6" x 13'10" (5.35 x 4.23)



Double glazed doors and windows to balcony, laminate floor, radiator, open plan to kitchen area with modern range of eye and base level storage units, work surfaces, single drainer sink with mixer taps, 4 ring gas hob inset into work surfaces, built in electric oven, integrated dishwasher and fridge/freezer, power points, tiled floor

Bedroom 1

13'3" x 11'10" (4.04 x 3.62)



Double glazed door to balcony, laminate floor, radiator,

Bedroom 2

11'10" x 6'10" (3.63 x 2.10)



Double glazed door to balcony, laminate floor, power points

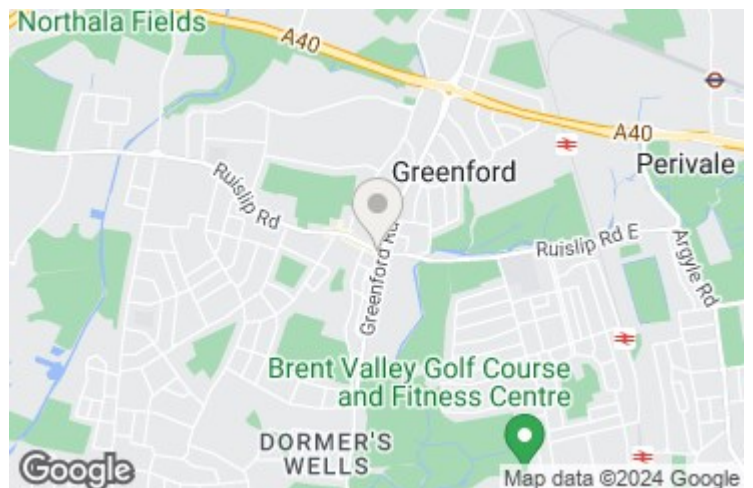
Bathroom



Fully tiled floors and walls, tile enclosed bath with shower screen, wash hand basin, close coupled wc, chrome heated towel rail

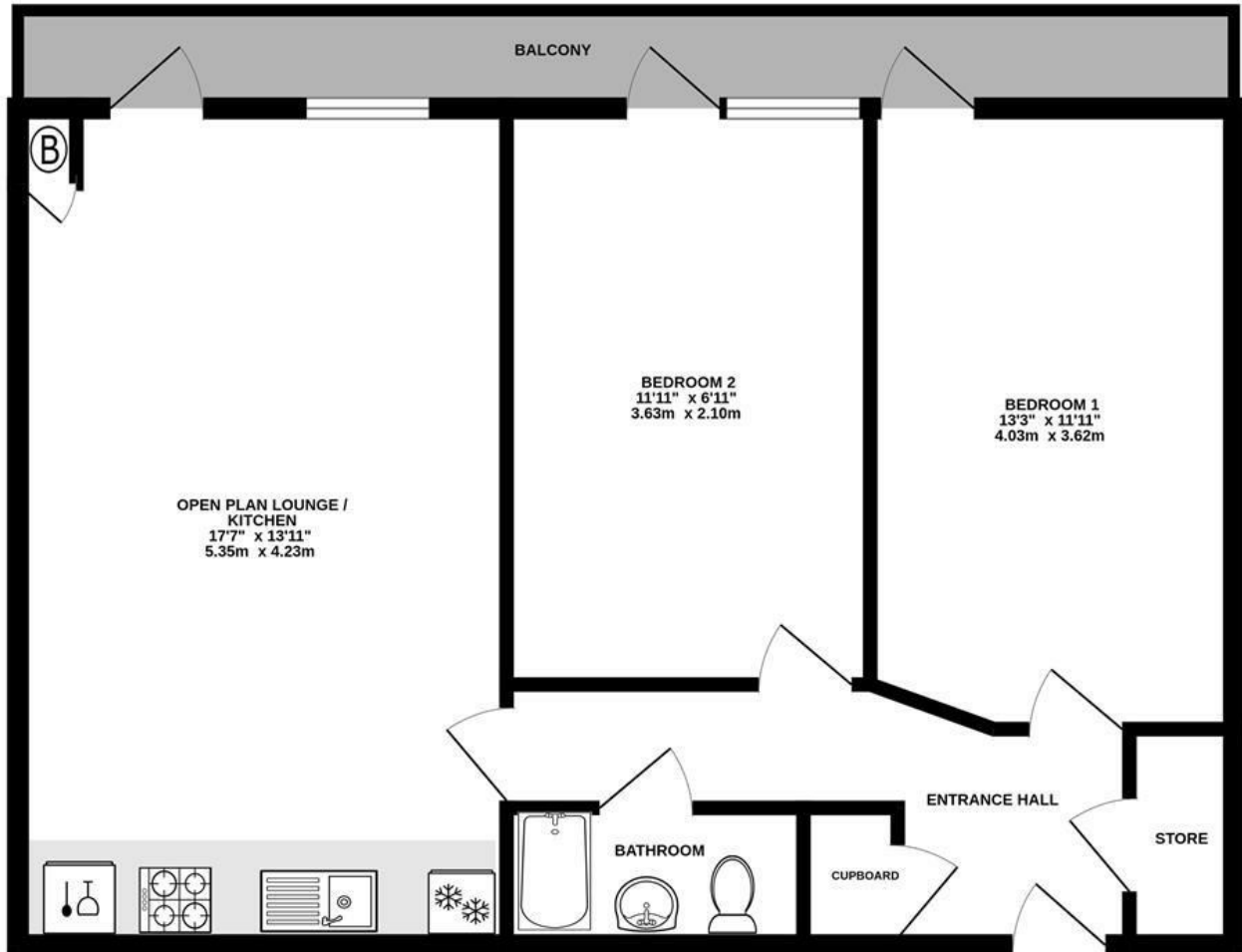
Parking

Secure Parking space access via gated entrance



GROUND FLOOR

667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

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	87	87

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		