

## **31 Red Lion Court Greenford, UB6 9FJ**

**40% Shared ownership £110,000**

Welcome to this charming one-bedroom apartment located on the 3rd floor of a well-maintained building in Red Lion Court, Greenford., this property offers a 40% shared ownership opportunity, providing a fantastic chance to step onto the property ladder.

This property boasts a cosy reception room, perfect for relaxing or entertaining guests. The bedroom offers a peaceful retreat and the bathroom provides convenience and comfort.

Situated within walking distance of Greenford Broadway, you'll have easy access to a variety of shops, restaurants, and amenities. For those who rely on public transport, the local transport facilities are easily accessible, making commuting a breeze.

With double-glazed windows, this flat ensures a quiet and peaceful living environment, don't miss out on the opportunity to own this lovely flat in a convenient location with great potential. Contact us today to arrange a viewing and make this apartment your new home!

# 31 Red Lion Court, Greenford, UB6 9FJ

## Security Entrance System

Lift and stairs to 3rd floor, front door to

## Entrance Hall

Built in cupboard, doors to

## Open Plan Kitchen / Lounge

25'1" x 10'2" (7.65 x 3.11)



Modern range of eye and base level storage units, built in oven with 4 ring gas hob inset into worksurface, single drainer sink unit with mixer taps, space and plumbing for washing machine, space for fridge/freezer, tiled floor leading into lounge area, double glazed window and door to balcony, radiator, power points

## Bedroom

12'2" x 10'9" (3.73 x 3.30)



Double glazed window to rear, radiator, power points

## Bathroom

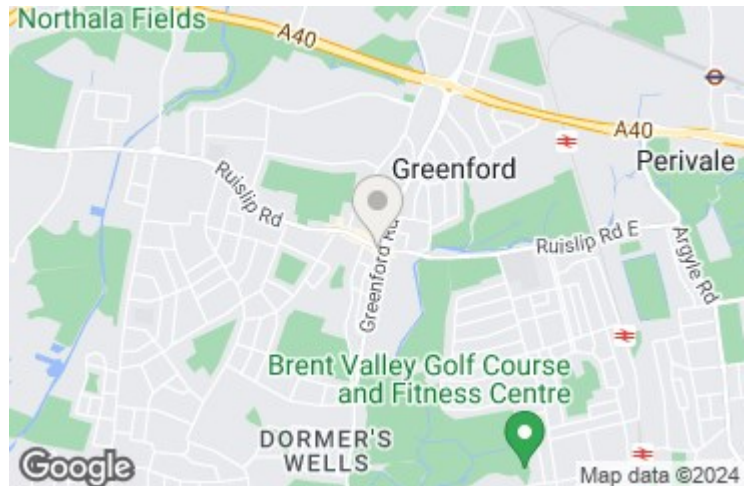


Panel enclosed bath with mixer taps and shower attachment, fully tiled floors and walls, low level wc, pedestal wash hand basin, radiator

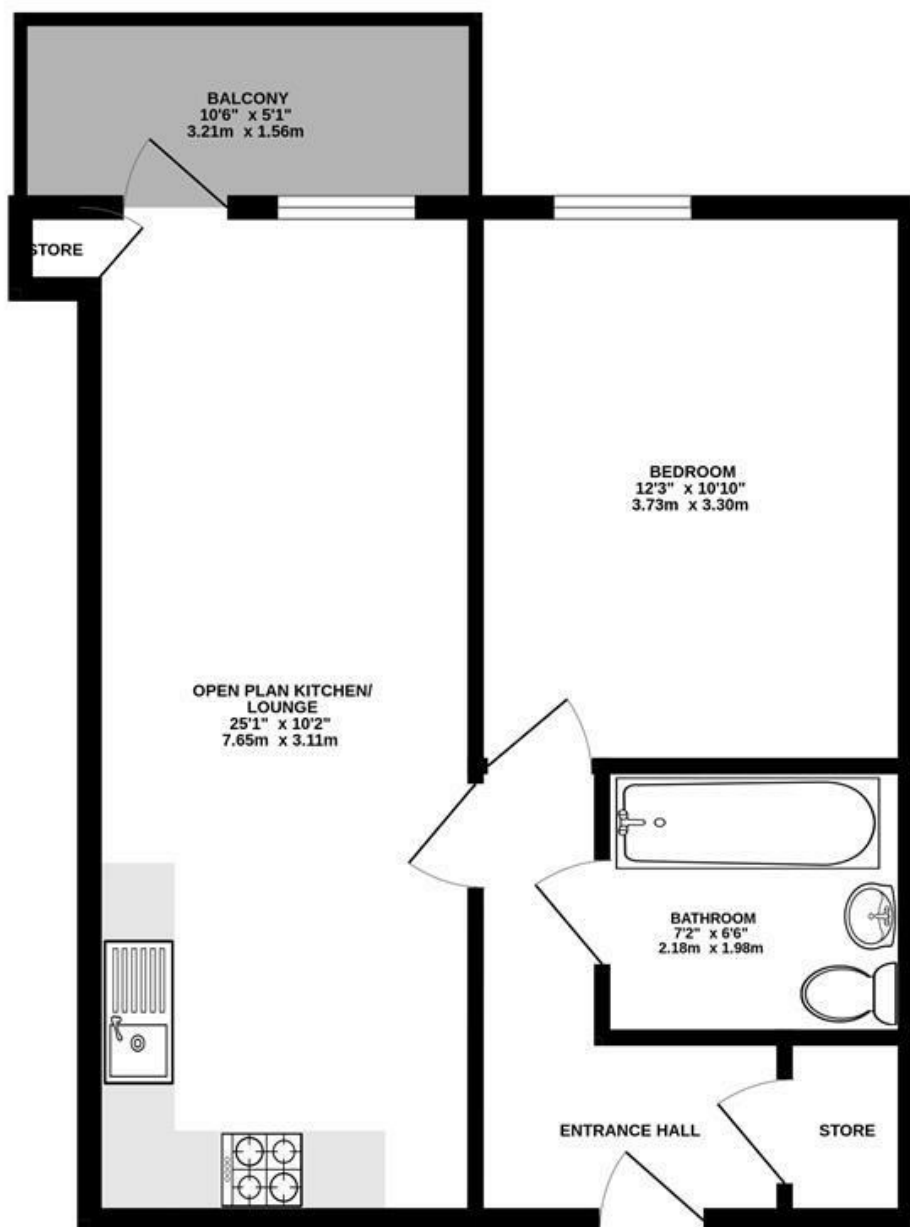
## Outside



Private play area



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>88</b>	<b>88</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		