



**Melrose Avenue, Greenford  
UB6 9TA**

**£1,650 Per Month  
EPC Current Band: C**

**DEPOSIT ALTERNATIVE AVAILABLE**

A spacious and well-presented apartment, ideally situated within a quiet residential street off Greenford Road, offering convenient access to a range of local amenities and excellent transport links.

The property is well positioned for commuters, with easy reach of Greenford Station providing direct connections into Central London, as well as multiple bus routes servicing the surrounding areas including Ealing Broadway and Southall. The A40 is also easily accessible, offering straightforward routes in and out of London.

The accommodation comprises a well-proportioned lounge, a fully fitted kitchen with appliances, two double bedrooms and three piece bathroom suite. Further benefits include double-glazed windows and gas central heating.

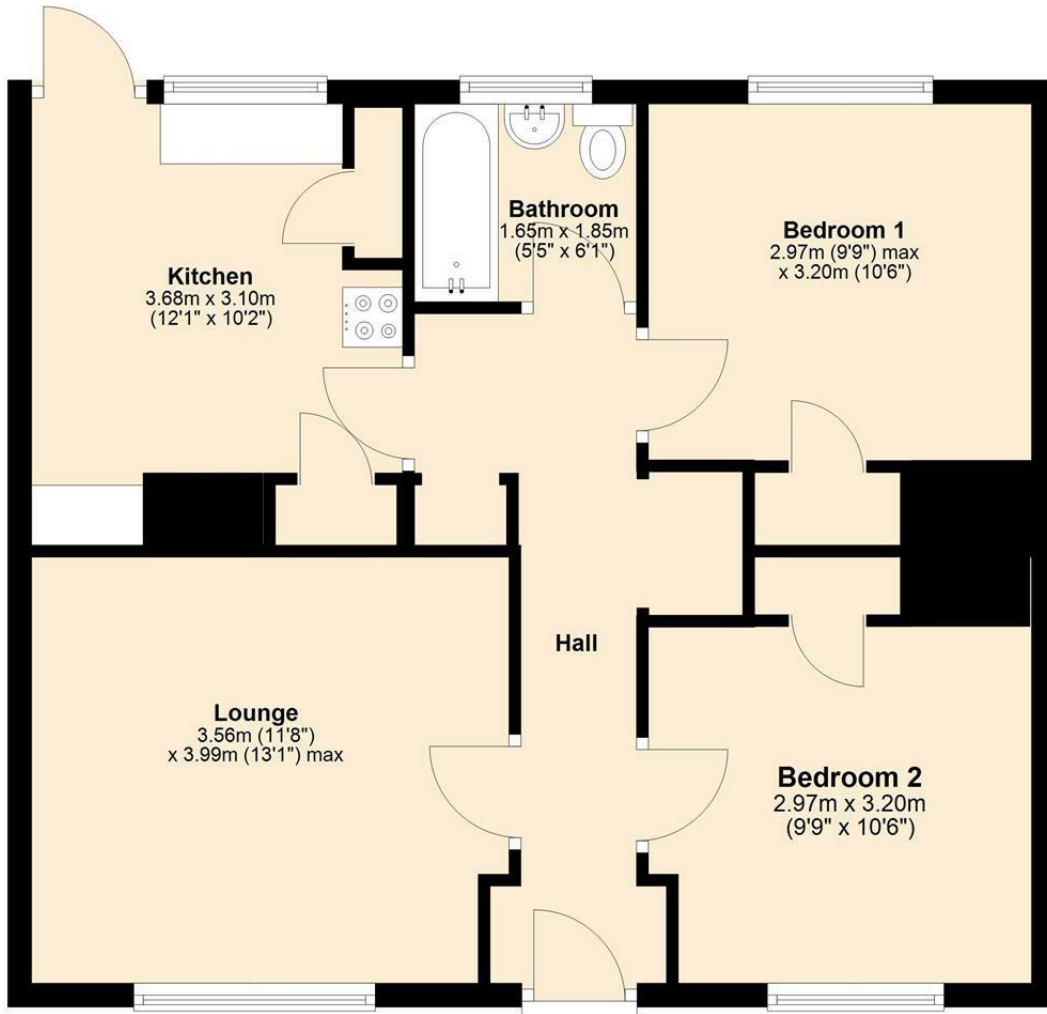
In our opinion, this property would be ideally suited to a small family.

Council Tax Band: C

Holding Deposit: £380 (equivalent to one week's rent)



## Ground Floor



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>		71	75
	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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.