



## STANLEY AVENUE GREENFORD, UB6 8NN

£1,800 PER CALENDAR

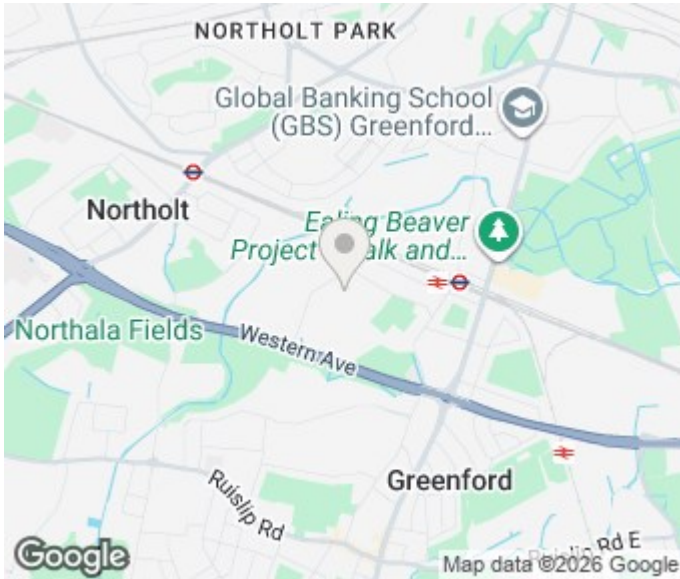
Brian Cox & Co are delighted to bring to the market this first-floor two-bedroom maisonette, located on Stanley Avenue in Greenford.

The property has recently been refurbished to a high standard and comprises a spacious lounge, one double bedroom, one single bedroom, a newly fitted kitchen with integrated appliances, including a dishwasher, and a newly fitted bathroom.

Further benefits include gas central heating, double-glazed windows, ceiling spotlights, and a private terrace area leading to the garden.

The property is ideally situated close to a range of local shops, schools, and transport links, including Tesco Metro, William Perkin School, and Greenford Station.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northolt  
 173 Church Road  
 Northolt  
 Middlesex  
 UB5 5AG

020 88424008  
 managementteam@brian-cox.co.uk  
 www.brian-cox.co.uk

