



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

**Offers In Excess Of £230,000**

Evans & Company are pleased to present this spacious 1 bed apartment. Located on the 4th floor with views the property boasts a modern fitted kitchen with built in appliances, a luxury fitted bathroom suite and spacious double bedroom.

## 45 Red Lion Court, Greenford, UB6 9FJ

### Entrance Hall

Laminate wood, floors, radiator, power, points, cupboard, video, security, phone, doors to

### Communal Entrance

Video security, stairs and lifts to 4th floor

### Open Plan Lounge / Kitchen



Eye and base level units, integrated fridge freezer, built in electric oven and gas hob, integrated dishwasher, single drainer stainless steel sink unit with mixer taps, tiled flooring, laminate flooring, radiator, inset ceiling spotlights, plug sockets, double glazed window and door to balcony, door to cupboard housing gas fire boiler

### Bedroom



Double glazed windows and door leading to balcony, plug sockets, radiator, laminate wood flooring

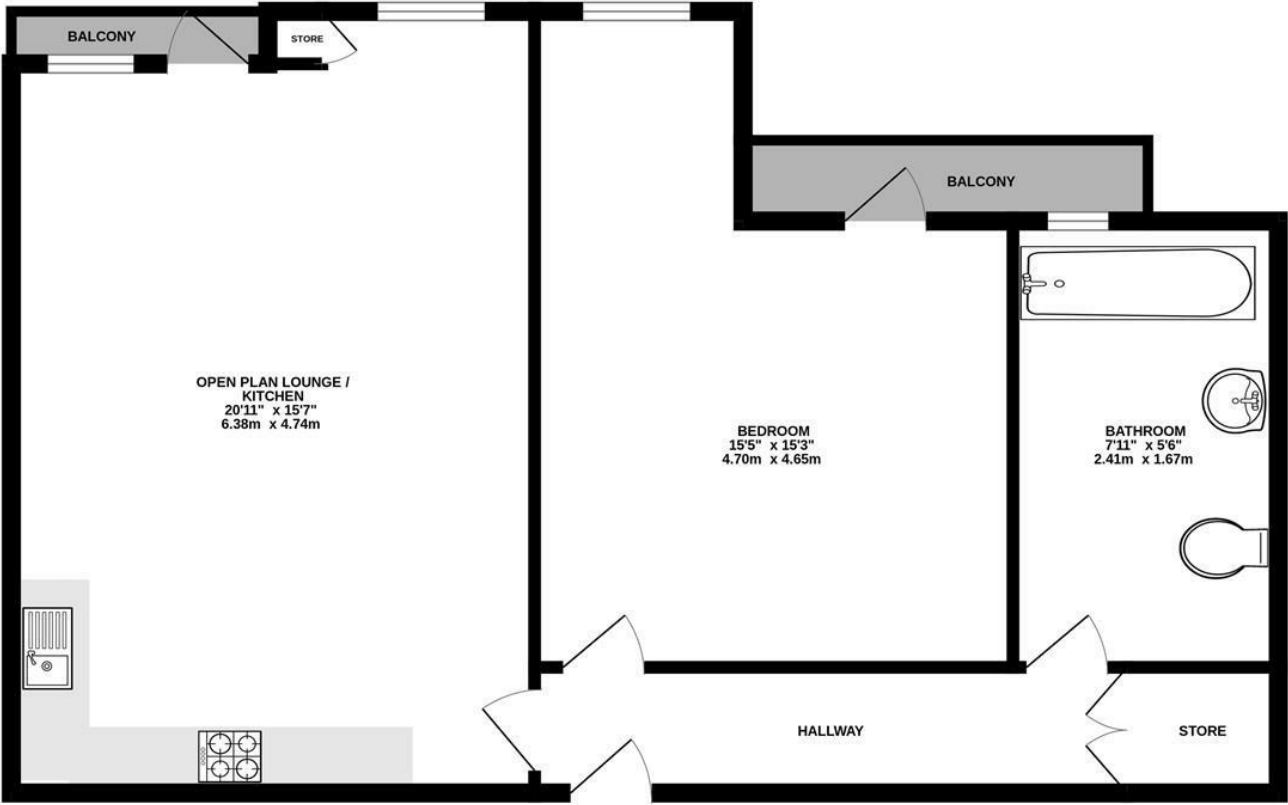
### Bathroom



Tiled walls and floors, chrome heated towel rail, tiled enclosed bath panel, close coupled WC, inset spotlights, mixer taps with shower attachment, wall mounted hand wash basin, electric shaver point



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 |           |

| 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 |           |