

Rolfe East



Barbican Road, Greenford, UB6 9DH

£325,000 Leasehold

- Stunning Two Double bedroom Apartment
- Modern Kitchen
- Separate Modern Kitchen
- Private Garage
- Long Lease
- Cul de Sac Location

A beautifully presented two double bedroom apartment situated within this popular and well located residential building, with the added benefit of a private garage.

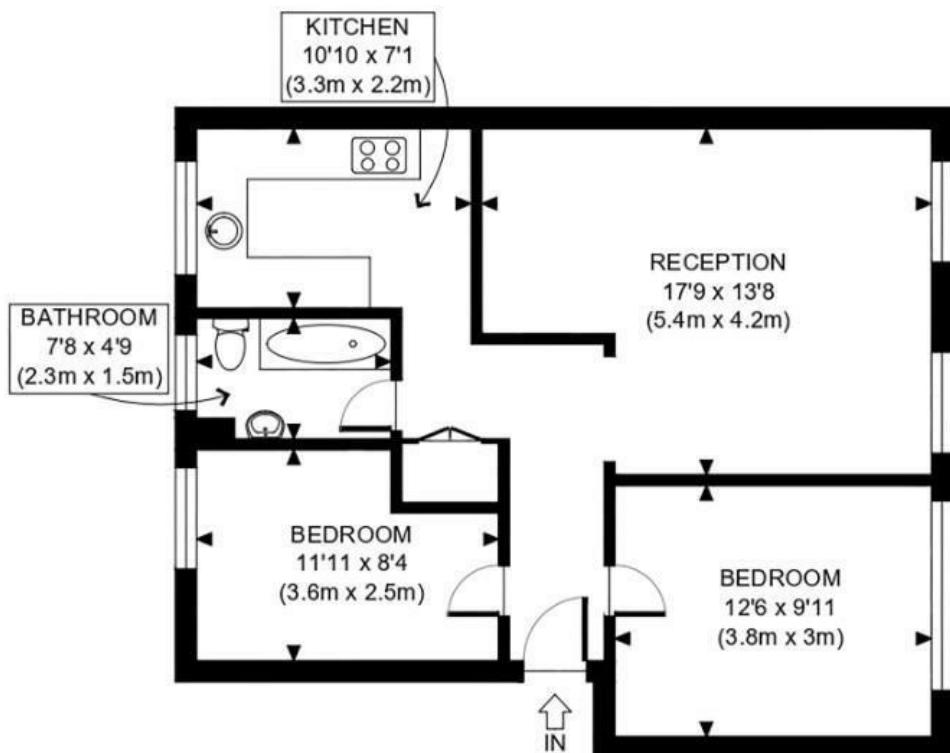
Situated on the second floor, this lovely apartment has excellent living space, comprising a welcoming hallway with a storage cupboard, a larger than average lounge/dining room that is completely separate from a modern kitchen. There are also two well proportioned double bedrooms and a family bathroom. Outside, the building has well maintained communal grounds together with the private garage en bloc. Further benefits include a long, unexpired lease and sensible service charges making this an affordable and pleasant home to reside.

Barbican Road is well located for local shops, schools and open spaces. It is well connected for public transport with many bus routes nearby, serving the surrounding areas, whilst Hanwell station (with the Elizabeth Line and Overground services) is a short bus hop away



Council Tax Band: C





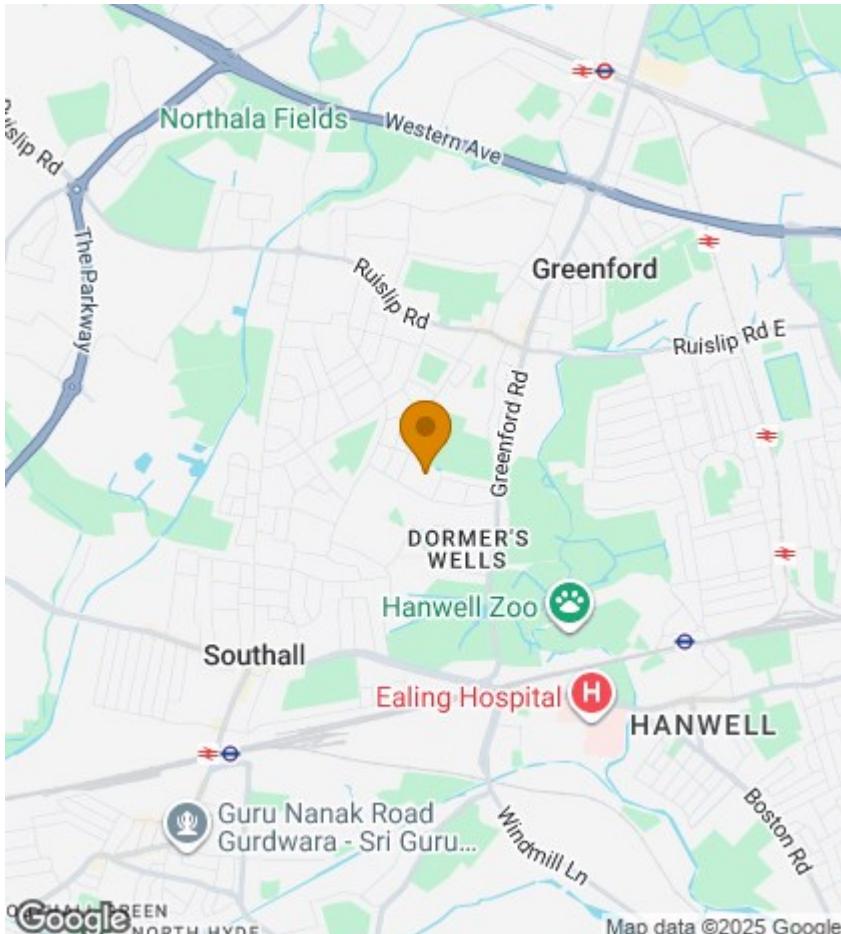
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 646 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 646 SQ FT/ 60 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call Rolfe East on 020 8579 1111 to make an appointment.

EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	