



**209 Ruislip Road  
Greenford, UB6 9RZ**

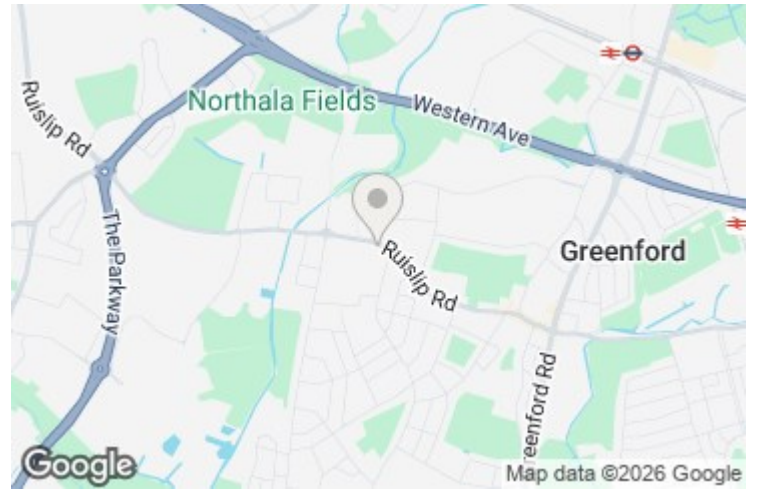
**£1,700 PCM**

Well presented two bedrooms first floor maisonette, Double Glazing, Gas Central Heating, redecorated throughout, panel flooring, private back garden, close to local schools and buses, Council Tax band "C", EPC "D", available now

# 209 Ruislip Road, Greenford, UB6 9RZ

## Living room

15'8" x 11'9" (4.78 x 3.60)



## Bedroom

12'10" x 10'11" (3.93 x 3.35)



## Bedroom

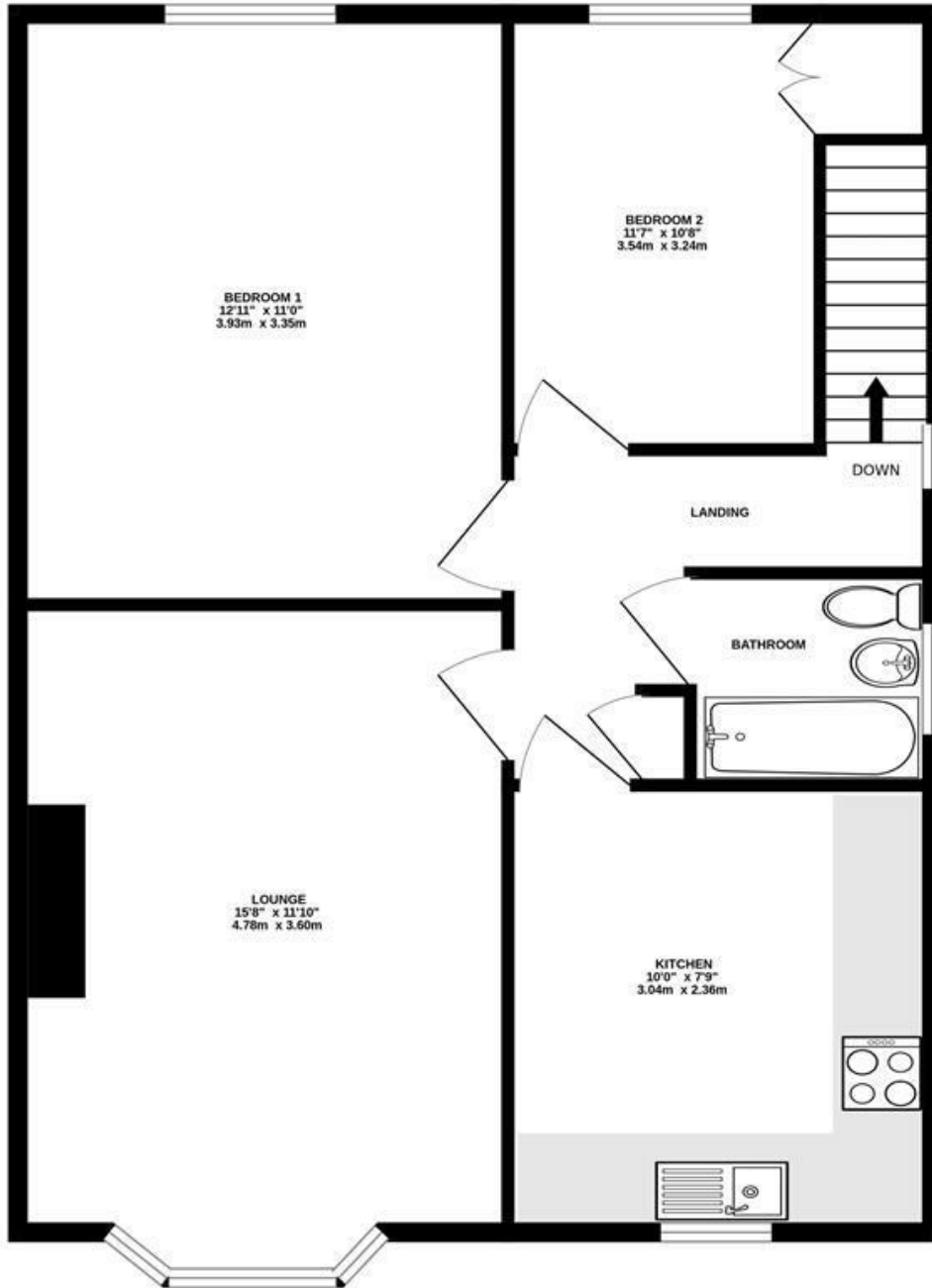
11'7" x 10'7" (3.54 x 3.24)



## Kitchen

9'11" x 7'8" (3.04 x 2.36)

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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		

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		