



**27 Melrose Avenue
Greenford, UB6 9TB**

£1,450 Per Month

Very well presented 1 bedroom apartment in Greenford, first floor, Double Glazed, Gas Central Heating, modern bathroom , modern kitchen, fully furnished, communal garden EPC "C", Council Tax Band "B", available now

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Lounge

13'1" x 12'7" (4.00 x 3.84)

Bedroom

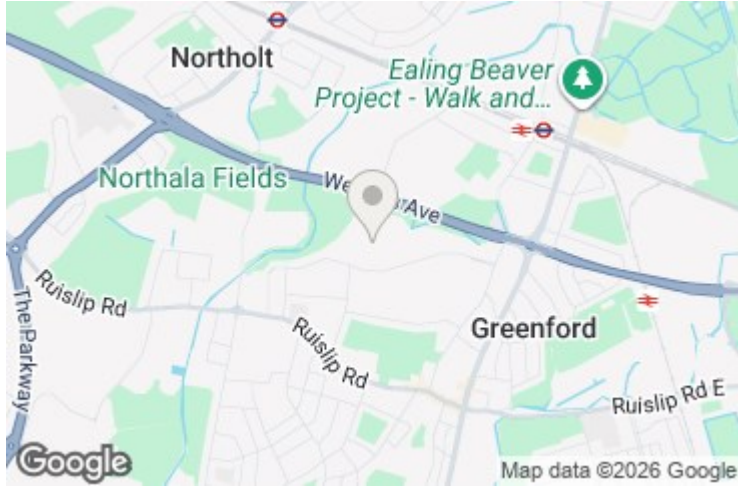
13'1" x 11'4" (4.00 x 3.47)

Kitchen

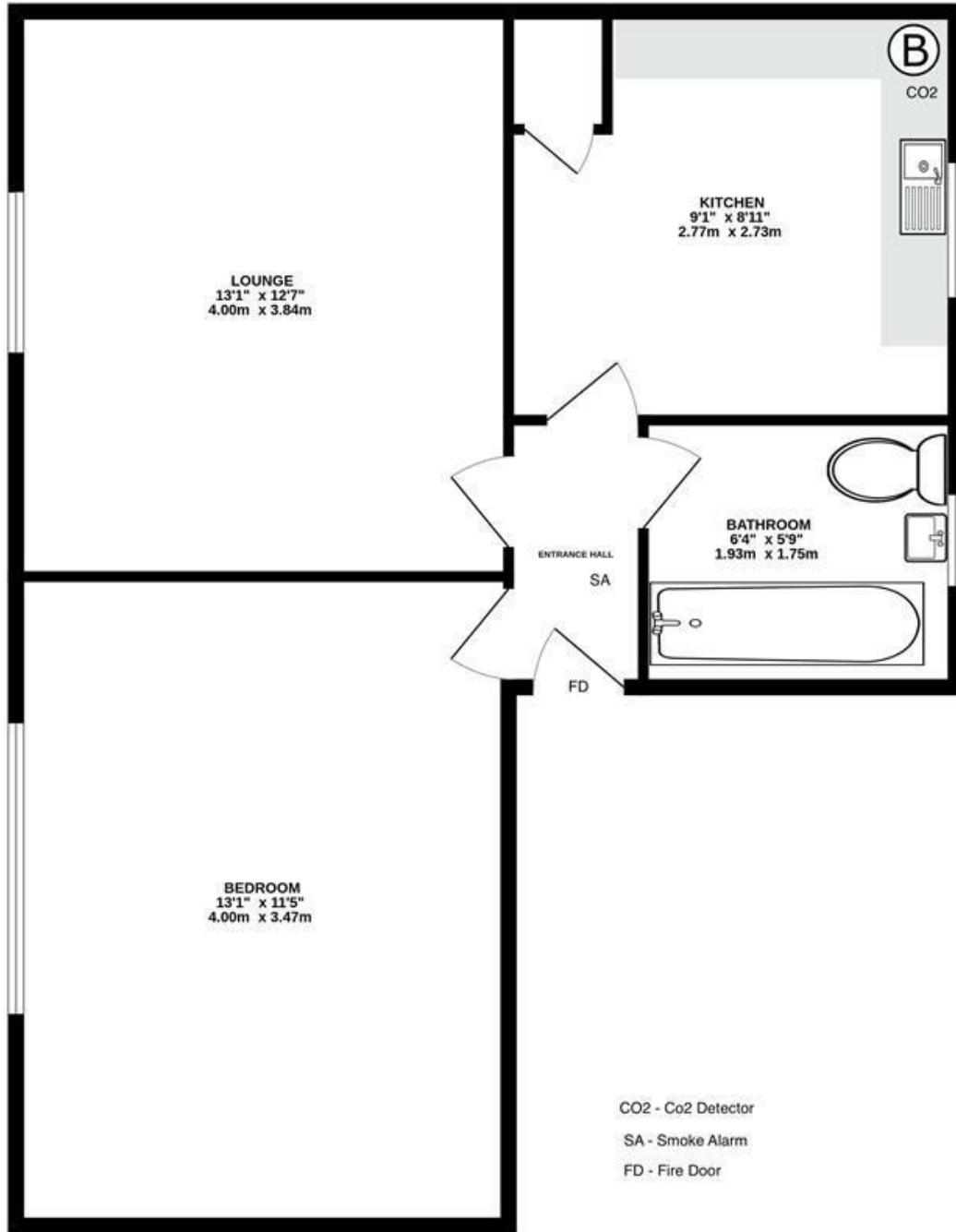
9'1" x 8'11" (2.77 x 2.73)

Bathroom

6'3" x 5'8" (1.93 x 1.75)



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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	79	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		