



2 Chartres Court Middleton Avenue, Greenford, UB6 8BP
£315,000

EVANS
& COMPANY

Middleton Avenue Greenford

- Ground Floor Apartment
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Garage
- Walking Distance of Greenford Tube Station
- Modern Kitchen Units with Built in Oven & Hob
- Re Fitted Bathroom
- Communal Gardens

Evans & Company are pleased to present this spacious 2 DOUBLE bedroom ground floor apartment located in a prime residential area. The property boasts features that include a modern fitted bathroom, laminate wood floors throughout, double glazed windows, a modern fitted kitchen with built in oven and hob and a garage. Greenford Tube station is approx 10 min walk and access to the A40 is located within a minutes drive.

Security Entry Intercom
Communal Hall, front door to



Hallway

Laminate floors, built in storage cupboards, doors to

Bathroom

Fully tiled bathroom with panel enclosed bath, vanity unit wash hand basin, low level wc, chrome heater towel rail.

Bedroom 2

9'10" x 4'8" (3.00 x 1.43)

Double glazed window to front, radiator, laminate floors

Open Plan Lounge / Diner

18'6" x 10'7" (5.65 x 3.25)

Double glazed window to front, laminate floor, TV point, radiator

Bedroom 1

11'6" x 8'9" (3.52 x 2.69)

Double glazed window to rear, built in wardrobe, laminate floor, radiator, power points

Kitchen

12'2" x 7'0" (3.71 x 2.15)

Modern range of white storage units, work surfaces, 5 ring gas hob inset into work surface with overhead extractor hood, built in electric oven, space for American Style Fridge/ Freezer, double glazed window to rear

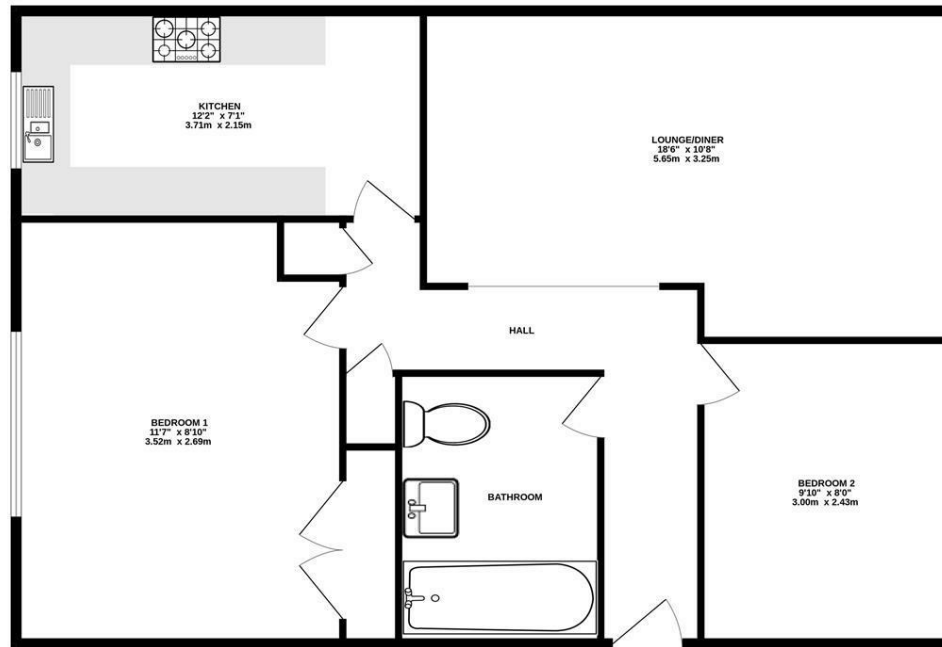
Outside

Communal Gardens to rear

Garage



GROUND FLOOR 572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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	

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	