



**120 Cornwall Avenue
Middlesex, UB1 2TQ**

£2,200 PCM

Three bedroom house just off Lady Margaret Road, 2 receptions, extended ground floor accommodation, upstairs bathroom and downstairs toilet, Double Glazed Windows, Gas Central Heating, parking, garage, garden, close to buses, part furnished, EPC "D", Council Tax Band "D", available from 1st of October

120 Cornwall Avenue, Middlesex, UB1 2TQ

Through Lounge / Diner



Bedroom 3



Rear Reception

Extended Kitchen

Downstairs WC

Bedroom 1

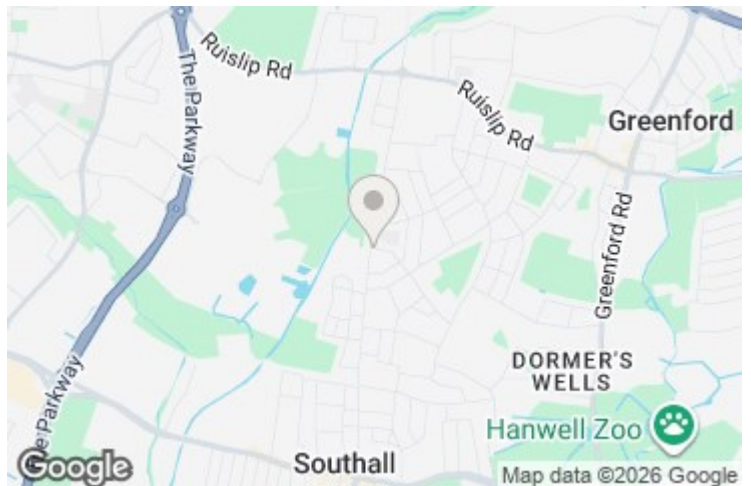


Bathroom

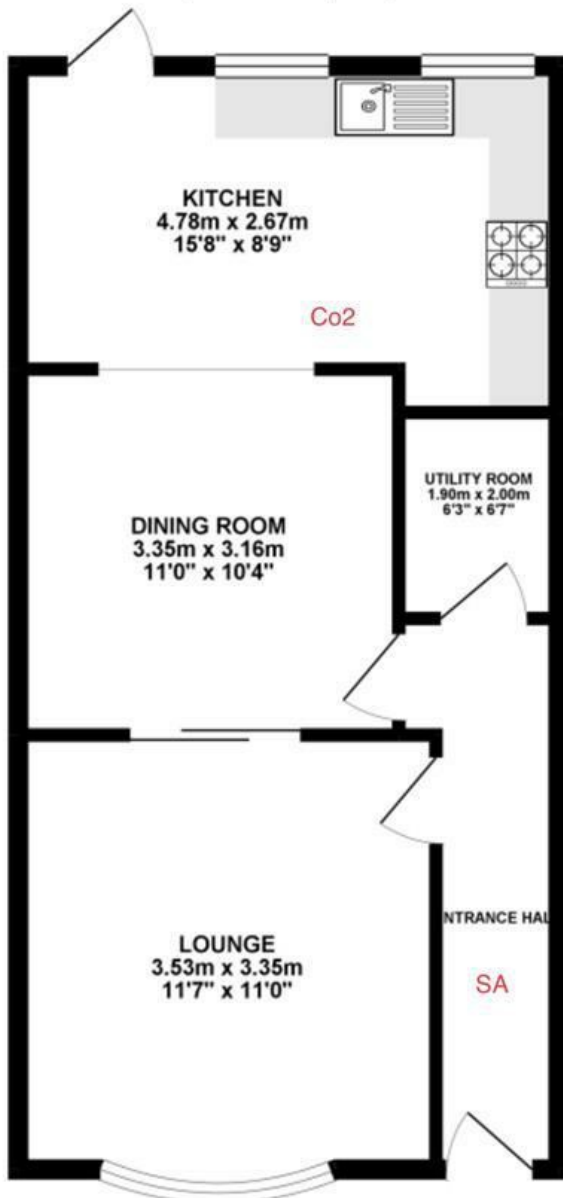
Rear Garden



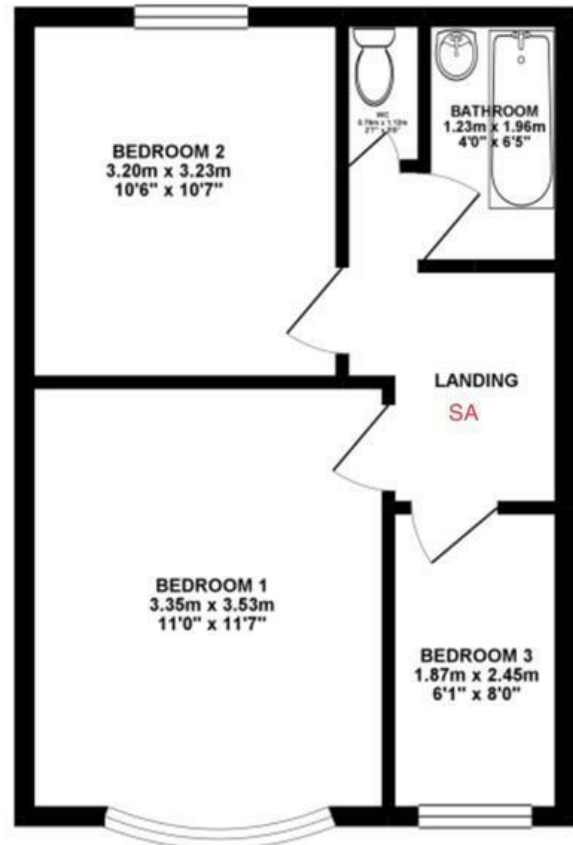
Bedroom 2



GROUND FLOOR 43.88 sq. m.
(472.32 sq. ft.)



1ST FLOOR 35.53 sq. m.
(382.44 sq. ft.)



TOTAL FLOOR AREA : 79.41 sq. m. (854.76 sq. ft.) 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		54	86
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		46	85
EU Directive 2002/91/EC			