



Shelley Avenue, Greenford, UB6 8RU

NO ONWARD CHAIN FOR THIS SPACIOUS AND WELL PRESENTED 2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH ITS OWN GARDEN AREA AND OWN DRIVEWAY PARKING FOR 3 CARS. THIS EXCELLENT PROPERTY ALSO BENEFITS FROM A REMAINING 143 YEARS LEASE AND NO GROUND RENT OR SERVICE CHARGES.

Located in a sought after residential area, just moments from the many amenities of Greenford Broadway and access on to the A40 London. This property offers excellent access to local transport links and is conveniently close to well regarded schools, including the Ofsted outstanding William Perkin Church of England High School.

Asking Price £309,950

Tel: 020 8573 9922 Fax: 020 8569 3495

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2A Shelley Avenue, Greenford, UB6 8RU



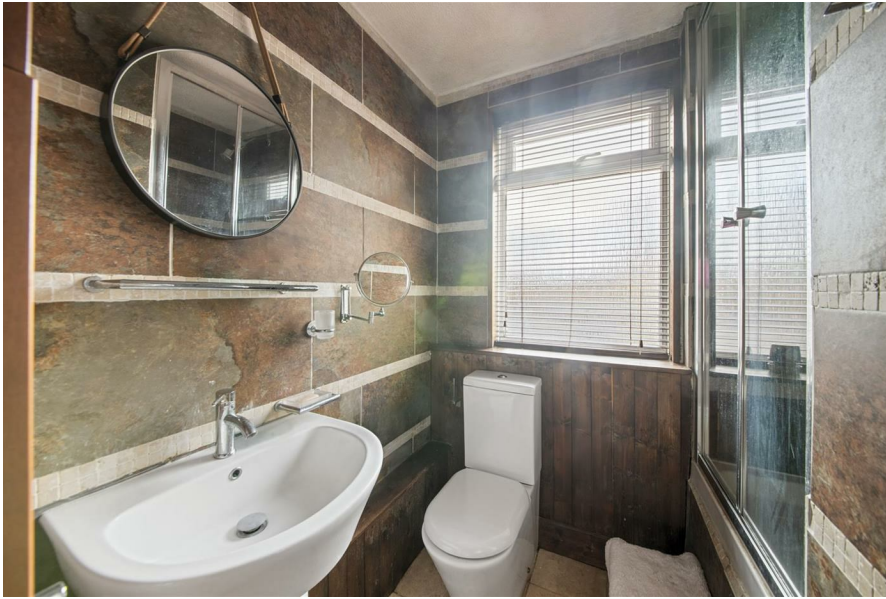
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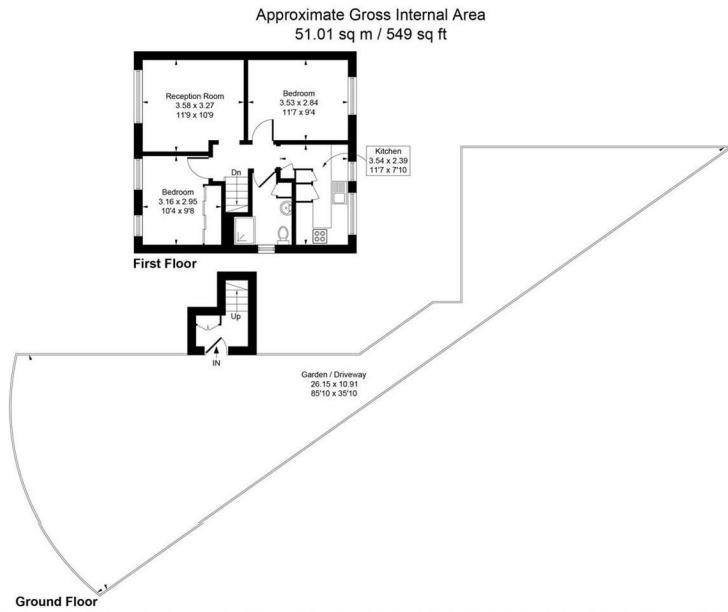
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>78</p>

England & Wales

EU Directive
2002/91/EC



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