

# Arron James



## 4 Magna Court, Costons Lane, Greenford, UB6 8SL

Arron James of Greenford is delighted to introduce this impeccable three-bedroom, one-bathroom terrace property to the rental market. Perfectly situated for modern convenience, this home offers a comfortable and well-connected lifestyle.

The property boasts a fitted kitchen with modern appliances and ample storage space.

This property also has a ground floor W/C, Convenient for guests and day-to-day living.

Enjoy a larger-than-average lounge, perfect for relaxation and entertaining guests.

The first floor compromises of 3 well-proportioned bedrooms offering comfortable living spaces and a family bathroom.

Enjoy the luxury of both front and back garden spaces, perfect for outdoor activities and relaxation.

There are two dedicated parking spaces for your convenience.

This property benefits from gas central heating so you can Enjoy warmth and comfort throughout the property.

Nestled in a prime location, this property ensures easy access to local shopping facilities, brilliant schools and excellent transport links. The A40 into central London is just a stone's throw away, and Greenford Underground Station (Central Line) is within a short walking distance, providing seamless connectivity to the heart of the city.

Arrange a viewing today with Arron James of Greenford to explore the endless possibilities this fantastic property has to offer.

Don't miss the chance to make this house your new home!

**£2,500**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	