



**7 Ferrymead Gardens
Middlesex, UB6 9NE**

£1,700 PCM

2 bedroom ground floor maisonette, modern bathroom and kitchen, laminate floors, double glazed windows, gas central heating, private garden, excellent condition, close to buses and shops, furnished, EPC "C", Council Tax Band "C", available from 1st of November

7 Ferrymead Gardens, Middlesex, UB6 9NE

Front door to

Entrance Hall

Built-in storage cupboards, doors to

Kitchen

10'0" x 6'3" (3.06 x 1.91)



Modern range of eye and base level storage units, washing machine, fridge/freezer. Built in 4 ring electric hob and built in electric oven, double glazed window and door to rear

Lounge

13'6" x 6'9" (4.14 x 2.08)



Modern range of iron and base level storage units, space and plumbing for washing machine, built in electric oven and 4 ring electric hob, fridge freezer, double glazed window and door to rear garden

Bedroom 1

12'2" x 9'6" (3.72 x 2.90)



Double glazed window to front, radiator, fitted wardrobes

Bedroom 2

10'2" x 7'11" (3.11 x 2.42)



Double glazed window to front, radiator, power points

Bathroom



Modern panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level wc, double glazed window to side

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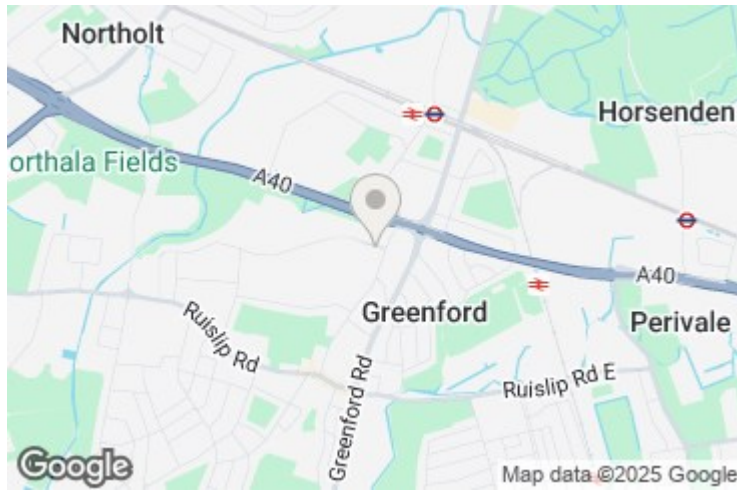
Outside

Front

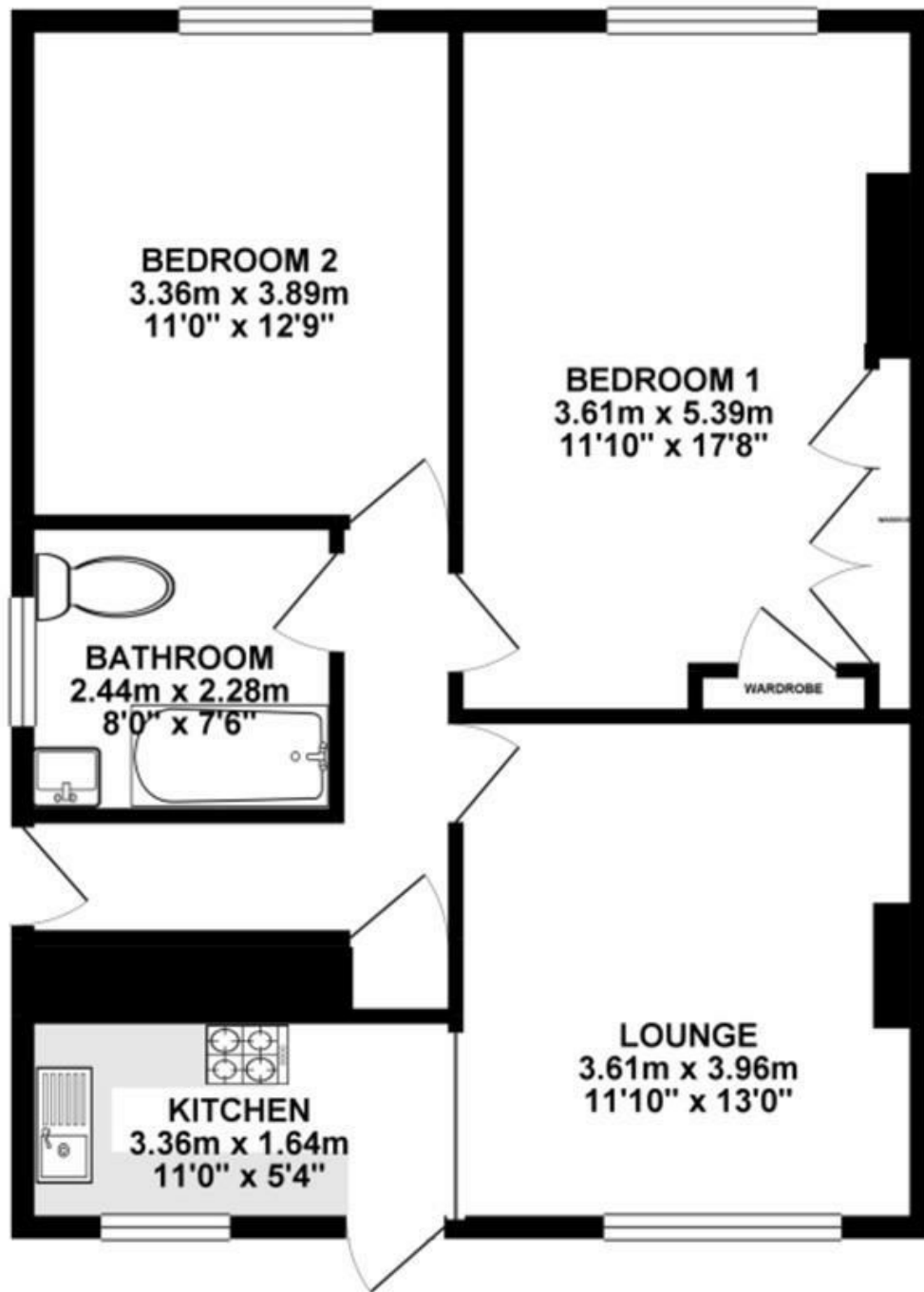
Small lawned area, side access to

Rear

Large paved area leading o lawned area



GROUND FLOOR 65.23 sq. m.
(702.08 sq. ft.)



TOTAL FLOOR AREA : 65.23 sq. m. (702.08 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		69	78
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		35	78
EU Directive 2002/91/EC			