



28A Beechwood Avenue, Greenford, London, UB6 9UA

£325,000

EVANS
& COMPANY

Beechwood Avenue Greenford

- First Floor Maisonette
- 2 bedrooms
- Double Glazed Windows
- Gas Central Heating
- Westridge Location
- 88 Year Lease
- No Upper Chain

Evans & Company are pleased to present this 2 bedroom first floor maisonette that has been modernised throughout. The property now boasts double glazed windows, gas central heating, a modern kitchen with built in oven and hob and a fully tiled shower room. The property has a private rear garden and is located in a prime residential area.

Double glazed front door to

Entrance Hall

Built in storage cupboard, laminate floor, radiator, doors to



Kitchen

Modern range of eye and base level storage units, built in electric oven flooring, electric hob, inset into work surface with overhead extractor hood, single drainer, stainless steel sink unit, Space and plumbing for washing machine, tiled, splash backs, double glaze window to rear, radiator.

Lounge

Double blade window to front, radiator, laminate floor, PowerPoint, TV point.

Bedroom 1

Double glaze windows to front, built-in storage covered, laminate floor, radiator, PowerPoint

Bedroom 2

Double glazed window to rear, fitted wardrobes, laminate floor, radiator, PowerPoint.

Bathroom

Funny tiled, shower, cubicle, low level, WC, vanity unit wash, hand basin with cupboards under, fully tiled walls, fully tiled floors, chrome, heated towel, rail, access hatch to loft

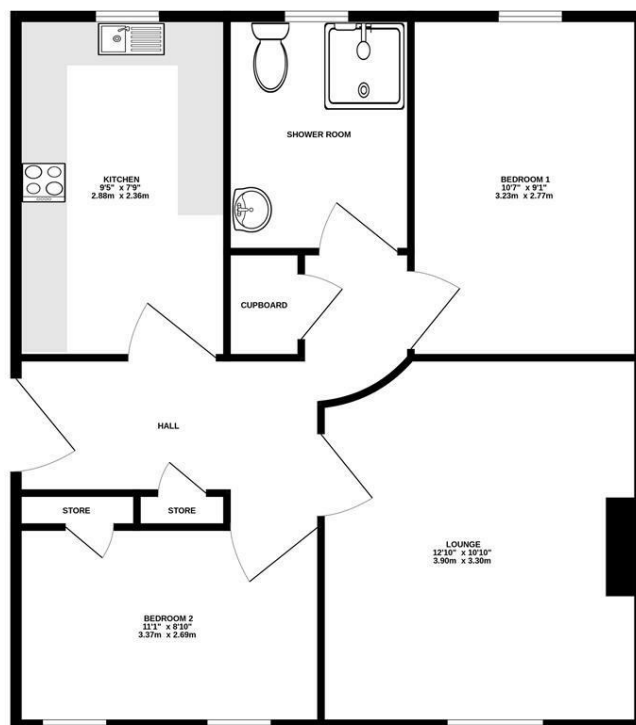
Outside

Rear Garden

Lawned area fully enclosed by panel fencing

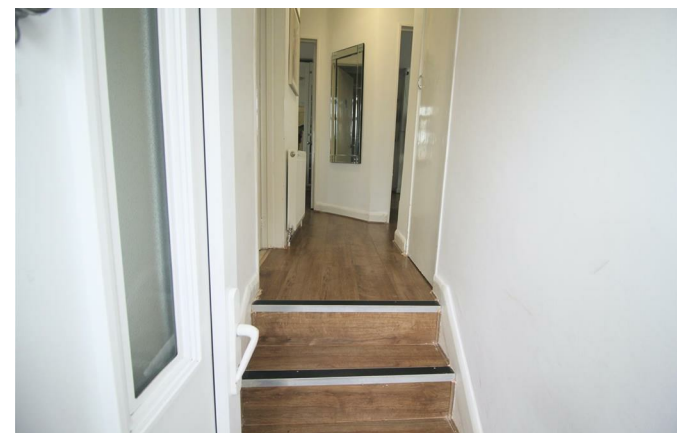
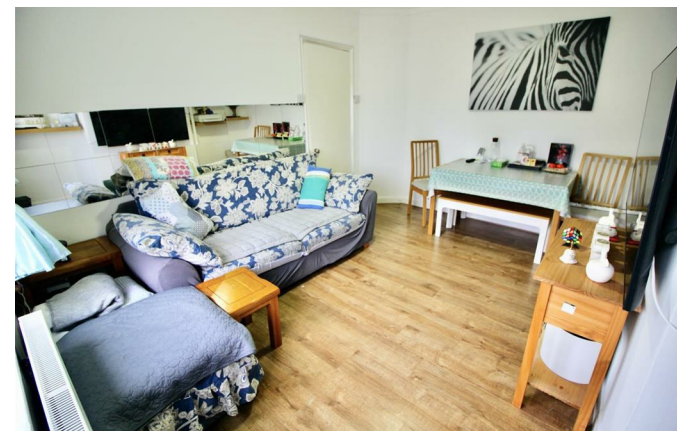


GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 seller, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metropac (2020)



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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	70 78

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	