



97a Birkbeck Avenue, Greenford, UB6 8LX  
£325,000

**EVANS**  
& COMPANY

# Birkbeck Avenue Greenford

- First Floor Maisonette
- 2 Bedrooms
- Double Glazed
- Modern Kitchen
- Balcony
- Private Rear Garden
- Walking Distance from Tube Station
- 160 Year Lease
- No Upper Chain

Evans & Company are pleased to present this spacious 2 bedroom first floor maisonette that has been maintained to a very good standard, features include Gas Central Heating, Double Glazing, Modern Kitchen Units with built in oven & hob and integrated fridge. The property boasts a balcony with stairs that lead to the private rear garden. The property is located within a few minutes walk of Greenford Tube Station and is offered with no upper chain.

## Covered Entrance

Front door, stairs to 1st floor, doors to



## Lounge

12'11" x 10'11" (3.95 x 3.35)

Double glazed window to rear, radiators, PowerPoint, door to

## Kitchen

10'8" x 5'6" (3.26 x 1.70)

Eye and base level storage units, worksurfaces, radiator, integrated fridge, stainless steel sink unit with mixer taps, built-in electric oven with four ring electric hob inset into worksurface, space and plumbing for washing machine, cupboard housing gas fire boiler, double glazed windows to side, double glazed door to

## Balcony

With stairs, leading to rear garden

## Bedroom 1

13'10" x 12'0" (4.23 x 3.67)

Double glazed bay window to front, fitted wardrobes, radiator, PowerPoint

## Bedroom 2

7'0" x 6'7" (2.14 x 2.01)

Double glazed windows to front, radiator, PowerPoint

## Bathroom

Panel enclosed bath with mixer taps and shower attachment, half tiled walls, vanity unit wash hand basin, low-level WC, radiator, double glazed window to side.

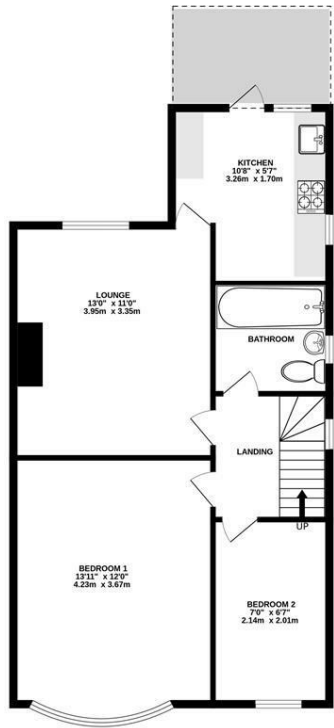
## Outside

## Rear

Mainly lawned area with pathway leading to hardstanding for timber shed.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) 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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55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk

