



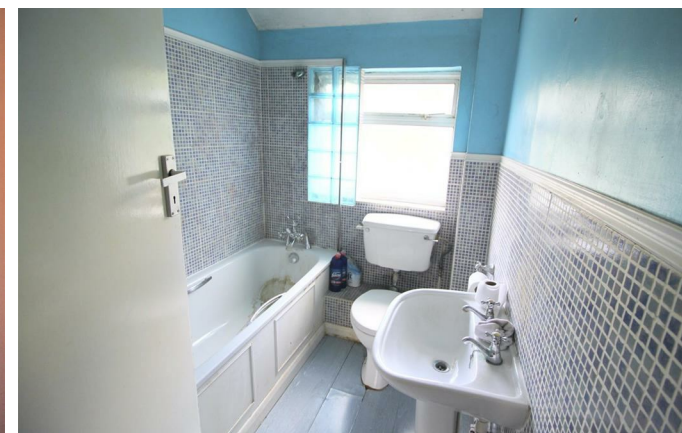
12a Pembroke Road, Greenford, UB6 9QP  
£249,000

**EVANS**  
& COMPANY



# Pembroke Road Greenford

- 1st floor maisonette
- Double Glazed
- Central Heated
- Share of freehold
- Off street parking for 1 car
- Walking distance to the Broadway
- Views over Ravenor Park
- No Upper Chain



With one well-proportioned bedroom, this property is perfect for individuals or couples seeking a comfortable and convenient home.

The maisonette benefits from double glazing, ensuring a warm and quiet environment throughout the year and the central heating adds to the comfort. The property is also a share of freehold, providing added security and peace of mind for future ownership.

For those with a vehicle, off-street parking for one car is a valuable feature, allowing for easy access and convenience. The location is well-connected, offering a range of local amenities and transport links.

Whether you are looking to invest or find your next home, this property is certainly worth considering.

### Communal Entrance

Door to

### Main Entrance

Door to, stairs to first floor

### Kitchen

9'11" x 6'11" (3.04 x 2.13)

Eye and base level storage units, double glazed window to front, radiator

### Reception

11'2" x 10'6" (3.41 x 3.21)

Double glazed window to front, radiator

### Bedroom

11'11" x 11'2" (3.64 x 3.42)

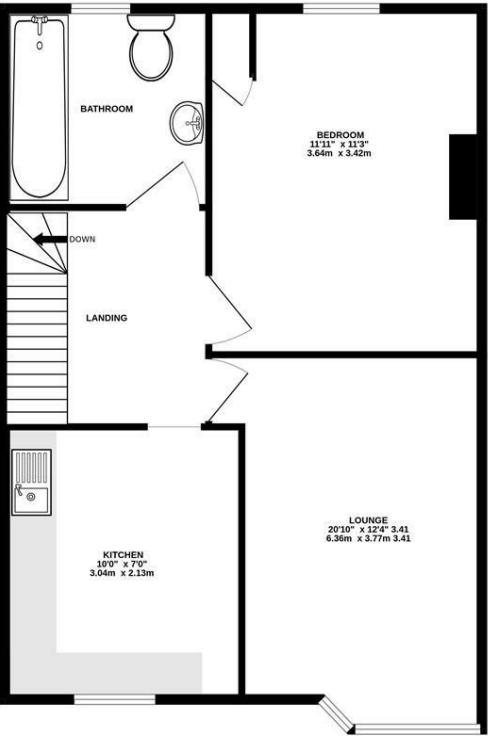
Double glazed window to rear, radiator, boiler room

### Bathroom

Double glazed window to rear, radiator, half tiled walls, low level WC, enclosed bath panel, sink unit with mixer taps



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 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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