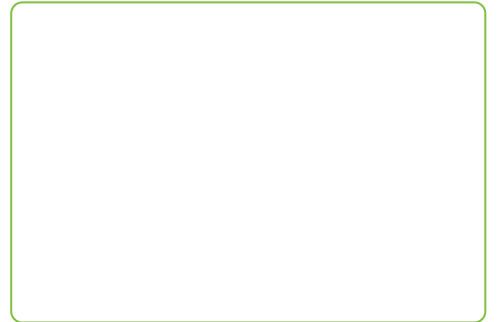




**159 Jeymer Drive  
Greenford, UB6 8ND**

**£230,000**

Evans & Company are pleased to offer this spacious 1 bedroom ground floor flat located within walking distance of Greenford Tube Station (Central Line) and local shops as well as easy to access to the A40. Features include double glazed windows, gas central heating, security entry system and a private courtyard garden.

# 159 Jeymer Drive, Greenford, UB6 8ND

## Communal Front Door

Security intercom, front door to

## Entrance Hall

Doors to

## Storage Cupboard

Light and power points

## Kitchen

9'9" x 7'9" (2.98 x 2.38)

Eye and base level units, fitted electric oven with 4 ring gas hob, double glazed window to rear

## Lounge

14'8" x 11'5" (4.48 x 3.48)

Double glazed double doors to rear garden, double glazed window to side, radiators, power points

## Bedroom

11'5" x 10'7" (3.48 x 3.24)

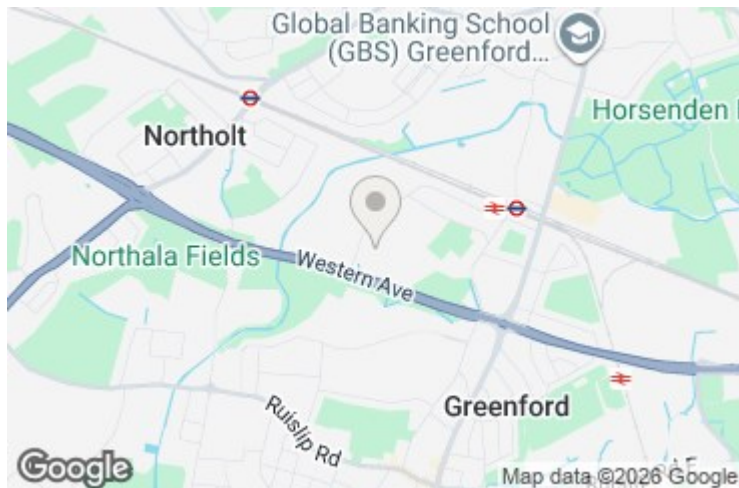
Double glazed window to side, radiator, power points

## Bathroom

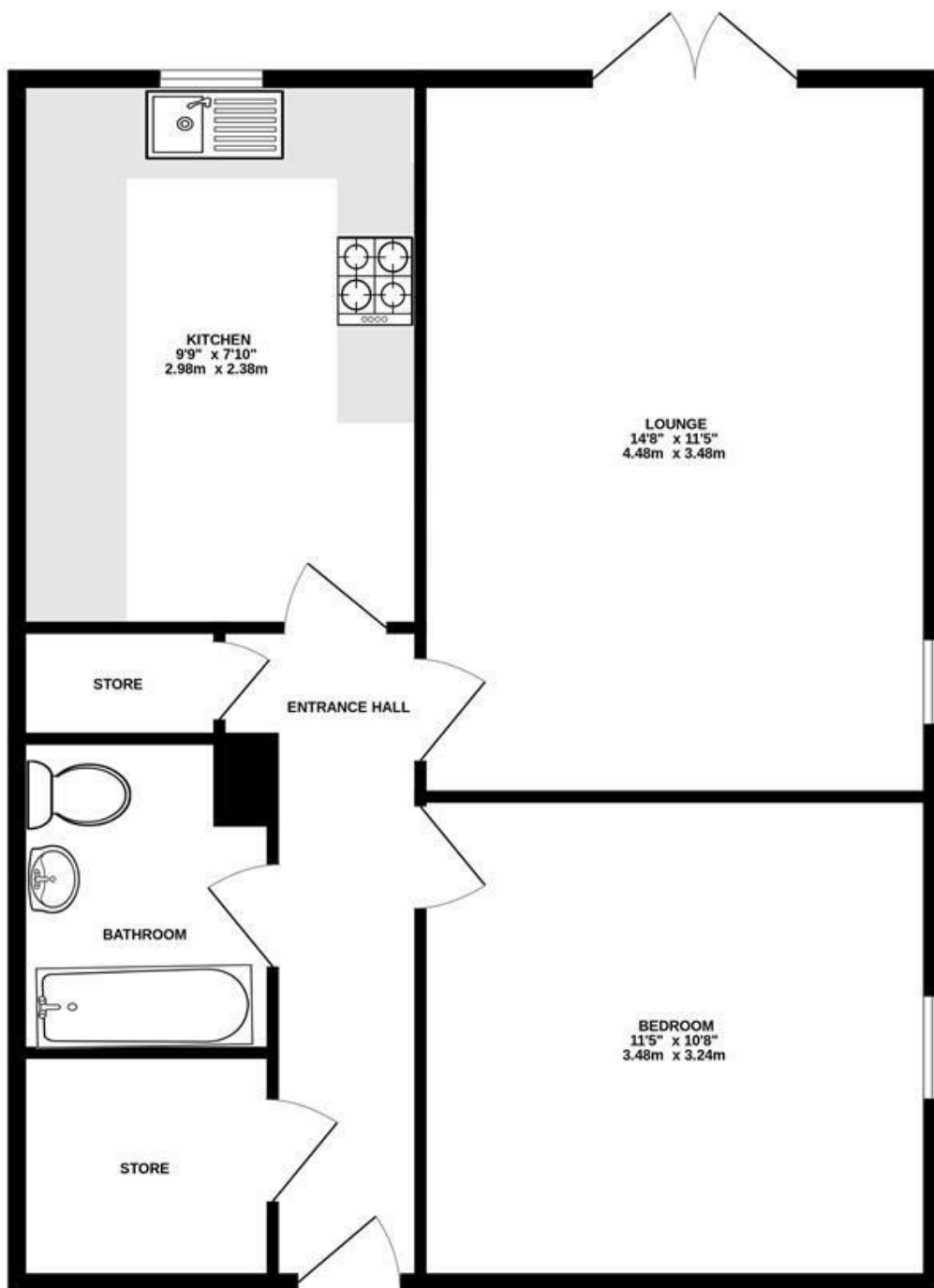
panel enclosed bath, Low level wc, wash hand basin

## Outside

Small enclosed courtyard garden



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (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>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| <b>England &amp; Wales</b>                  |  | 74      | 78        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (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>                                                 |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| <b>England &amp; Wales</b>                                      |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |