



**.9a Goring Way
Greenford, UB6 9NN**

Asking Price £325,000

Located on the popular Westridge Estate, We are pleased to offer this 2 bedroom first floor maisonette boasting double & secondary glazed windows, gas central heating, shower room, fitted kitchen with built in oven & hob and private rear garden.

.9a Goring Way, Greenford, UB6 9NN

Covered Entrance

Front door, stairs to first floor landing, built in cupboards, doors to

Lounge

11'3" x 10'5" (3.44 x 3.19)

Secondary glazed window to front, radiator , power points,

Kitchen

8'8" x 8'7" (2.66 x 2.64)

Eye and base level storage units, work surfaces , built in electric oven with 4 ring gas hob, space for fridge, single drainer sink unit, wall mounted gas boiler , space and plumbing for washing machine, tiled walls, double glazed window and door to rear balcony with stairs to rear garden

Bedroom 1

11'3" x 10'9" (3.43 x 3.28)

Secondary glazed window to front, radiator, power points, storage cupboard.

Bedroom 2

10'2" x 8'11" (3.11 x 2.74)

Double glazed window to rear, radiator, power points

Shower Room

5'7" x 4'8" (1.72 x 1.44)

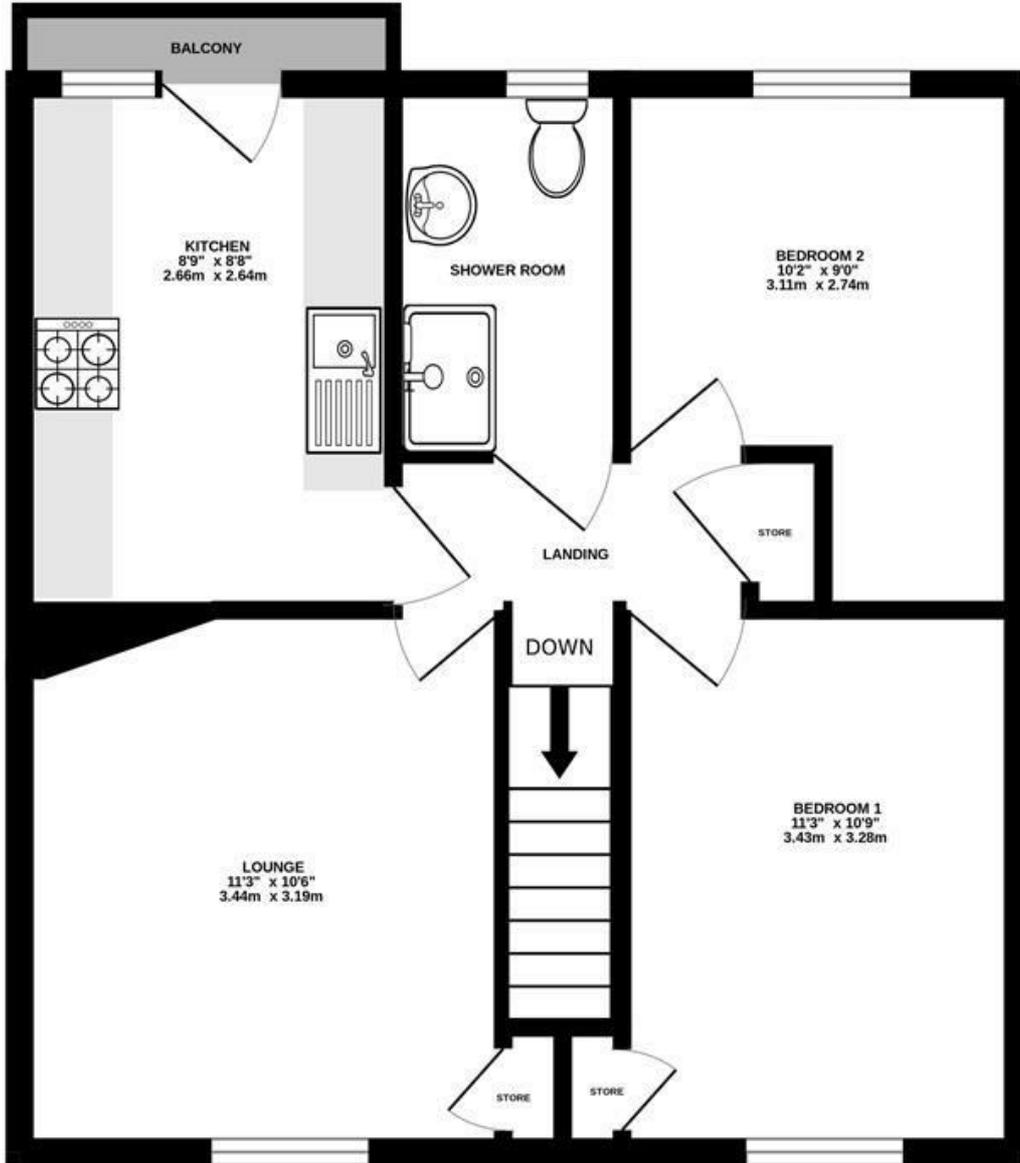
Fully tiled shower cubicle with electric Triton shower, low level wc, pedestal wash hand basin, fully tiled floors, fully tiled walls, double glazed window to rear

Rear Garden

Access gained from rear stairwell off kitchen balcony, pathway leading to lawned area enclosed by fencing, space for shed



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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| 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 | 62 | 77 |

| 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 | | |