



**.48 Barbican Road  
Middlesex, UB6 9DH**

**Asking Price £250,000**

Two double bedroom 3rd floor flat, double glazed windows, gas central heating, very good condition, panel flooring +new carpets, communal gardens, communal parking, unfurnished, EPC "D", Council Tax Band "C"

# .48 Barbican Road, Middlesex, UB6 9DH

## Communal Entrance

Stairs to 3rd floor, front door to

## Entrance Hall

Doors to

## Lounge / Diner

20'10" x 12'7" (6.37 x 3.85)

Double glazed windows to rear, radiator, power points

## Kitchen

10'9" x 6'10" (3.28 x 2.09)

Modern eye and base level storage units, work surfaces, space for fridge / freezer, double glazed window to front

## Bedroom 1

12'8" x 10'0" (3.87 x 3.06)

Double glazed window to rear, radiator, power points

## Bedroom 2

11'11" x 8'3" (3.64 x 2.53)

Double glazed window to front, radiator, power points

## Bathroom

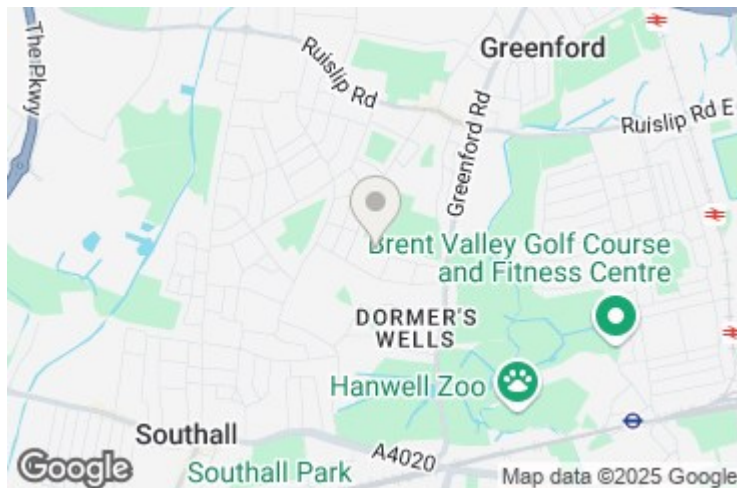
Panel enclosed bath, low level wc, wash hand basin, double glazed window to front

## Outside

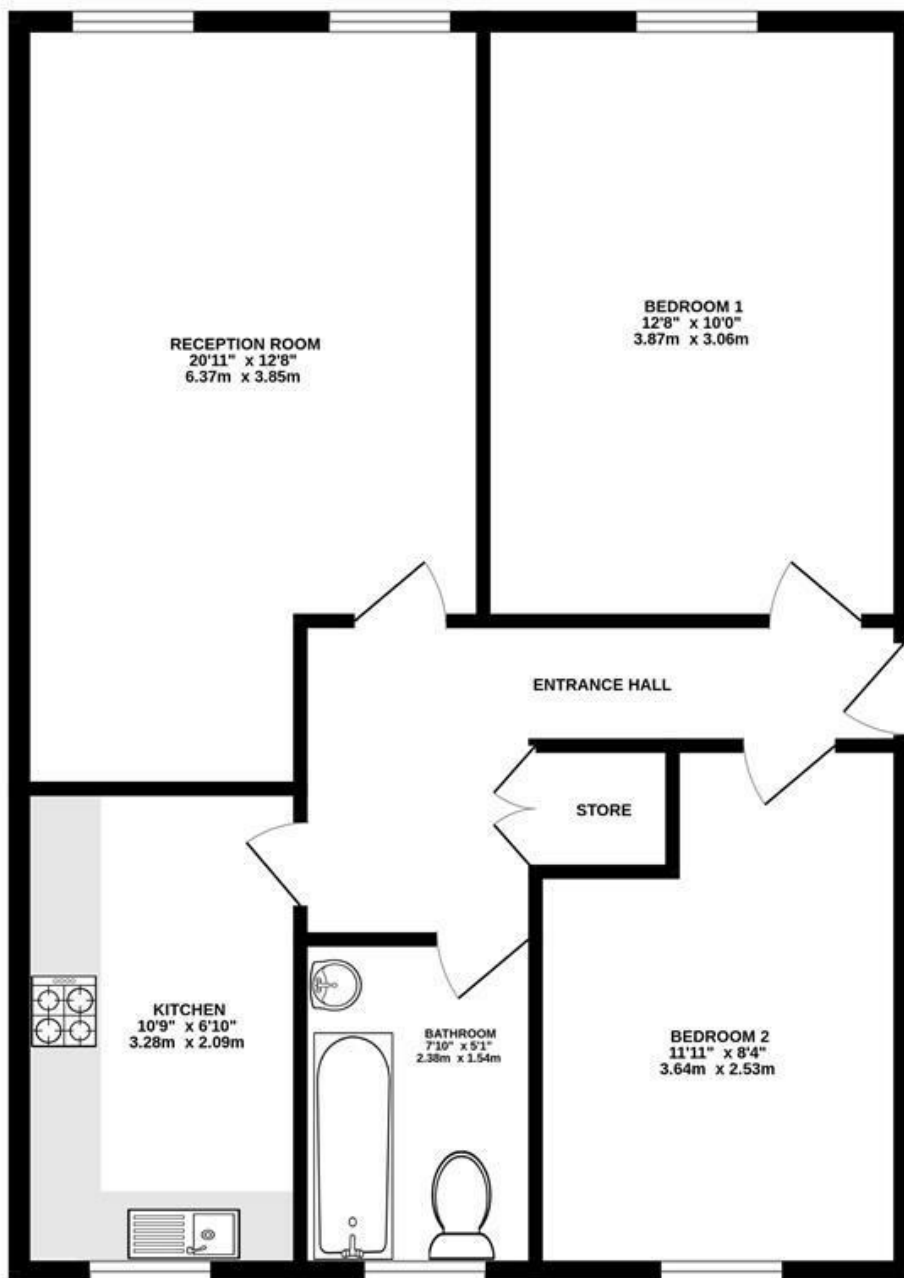
## Communal Gardens

## Garage

In block



**GROUND FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



**TOTAL FLOOR AREA : 635 sq.ft. (59.0 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) <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>	EU Directive 2002/91/EC	<b>60</b>	<b>62</b>

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	<b>56</b>	<b>57</b>