

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (55 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	74
Potential	80

Energy Efficiency Rating

Specified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrated only and excluded from all area calculations. Due to rounding, numbers may add up differently. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS Certified Property Measurement

Verified spec

60.14 sqm / 647.34 sqft

NET INTERNAL AREA (GIA)
 Includes walls and structural features
 57.42 sqm / 618.06 sqft

EXTERNAL STRUCTURAL FEATURES
 Includes walls and structural features
 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
 Includes walls and structural features
 0.00 sqm / 0.00 sqft

Barbican Road, UB6
 CAPTURE DATE: 11/11/2021
 LASER SCAN POINTS: 1,198,575

GROSS INTERNAL AREA
 60.14 sqm / 647.34 sqft



43 Barbican Road, Greenford, Greater London. UB6 9DH.
 £310,000



Located on a quiet little known cul-de-sac location, is this spacious two double bedroom flat. The property is well presented throughout and offers a spacious and bright living space consisting of two double bedrooms, large lounge/ diner , fitted kitchen and tiled bathroom. Other benefits include a private garage and a long lease approx. 145 years.



The location mean local shops and transport links are close by. With Greenford Broadway also with its multitude of shops close by also.

The property is also being sold with no onward chain.

Living / Dining Room

17' 11" x 13' 10" (5.46m x 4.22m) Two rear aspect double glazed windows, two radiators



Kitchen

Front aspect double glazed window, range of eye and base level units with single drainer one and half bowl sink, electric hob with oven under and extractor hood over , plumbing an space for washing machine

Bathroom

Front aspect double glazed frosted window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, tiled walls, heated towel rail

Bedroom 1

12' 7" x 10' 0" (3.84m x 3.05m) Rear aspect double glazed window, radiator

Bedroom 2

12' 1" x 8' 5" (3.68m x 2.57m) Front aspect double glazed window, radiator

