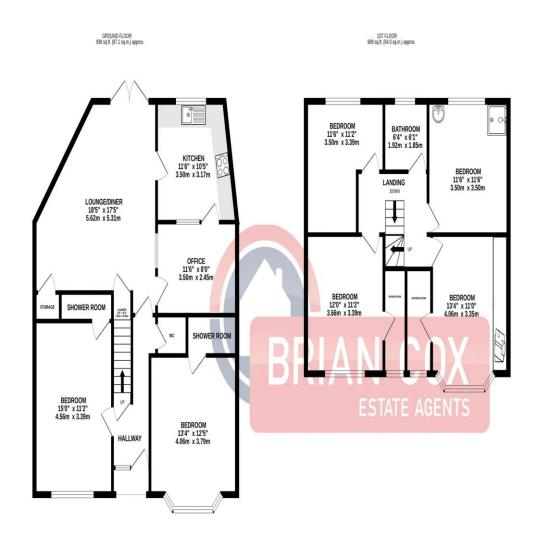
# the floorplan...



TOTAL FLOOR AREA : 1867 sq.ft. (173.5 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. Made with Metropix ©2023

## more details from...

call: Brian Cox North Greenford: 0208 578 1004 email: daniel.jed@brian-cox.co.uk web: www.brian-cox.co.uk



2ND FLOOR 241 so.ft. (22.3 so.m.) approx.

BEDROOM 19'3" x 12'6" 5.86m x 3.81m





#### £800,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

## 0208 578 1004 brian-cox.co.uk

## Keats Way, Greenford UB6 9HF