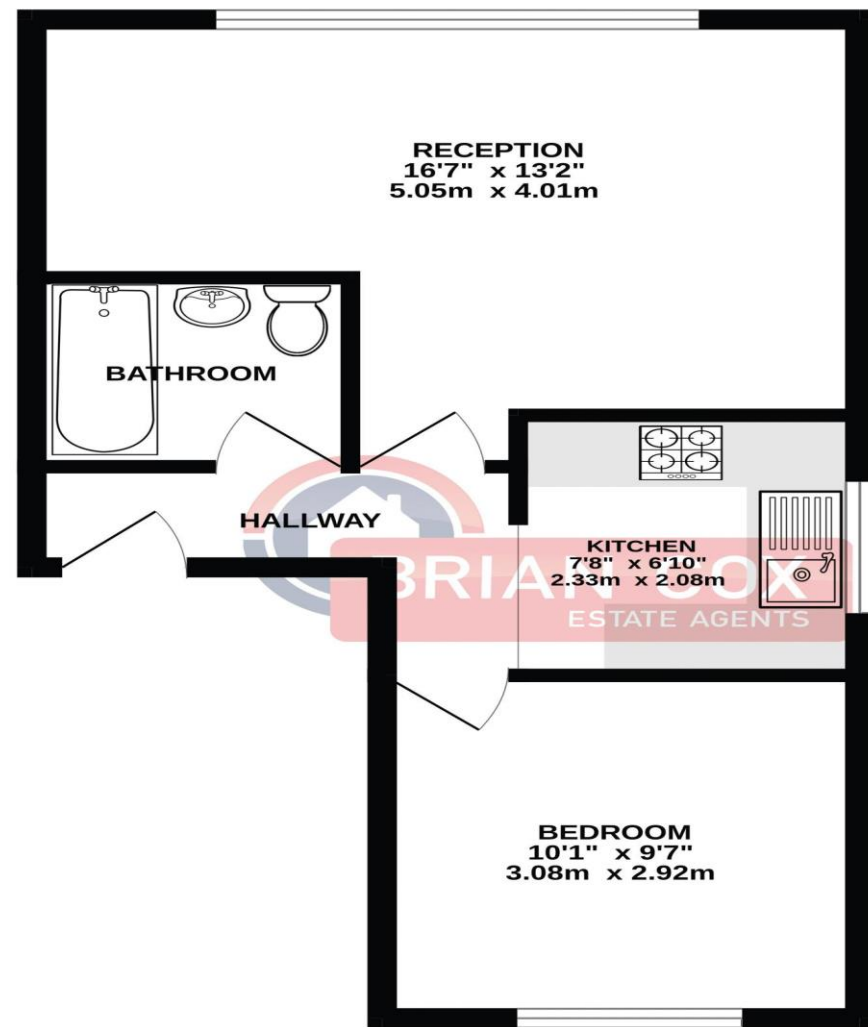


# the floorplan...

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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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## more details from...

call: **Brian Cox Greenford: 0208 578 1004**  
email: [emma.gerald@brian-cox.co.uk](mailto:emma.gerald@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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](http://brian-cox.co.uk)



Brian Cox and Company are proud to present to the market this well maintained one bedroom first floor apartment The property consists of a fitted kitchen, a light an airy lounge as well as a fully tiled bathroom and a well-maintained double bedroom this home is not to be missed. Further benefits include double glazing, gas central heating, ample storage and a communal garden. Viewings are highly recommended to fully appreciate all on offer, so call now to arrange yours!!



£265,000  
Leasehold

Drew Gardens, Greenford UB6 7QG



## in brief...

- One Bedroom Maisonette
- First Floor
- Approx Lease 98 Years
- Double Glazing
- Gas Central Heating
- Well Maintained



## the location...

### nearest stations ...

- Sudbury Hill (0.5 miles)
- Sudbury & Harrow Road (0.6 miles)
- Greenford Station (1.2 miles)

Greenford is a large suburb in the London Borough of Ealing in West London, UK. It was an ancient parish in the historic county of Middlesex. It is 11 miles (18 km) from Charing Cross in Central London.

There are several local primary schools in the area which include Horsenden Primary School, Sudbury Primary School, St George's Primary School and Wood End Academy.

If you have older children there are also local secondary schools nearby some of these include Wembley High Technology College, William Perkin Church of England High School and Alperton Community School.

