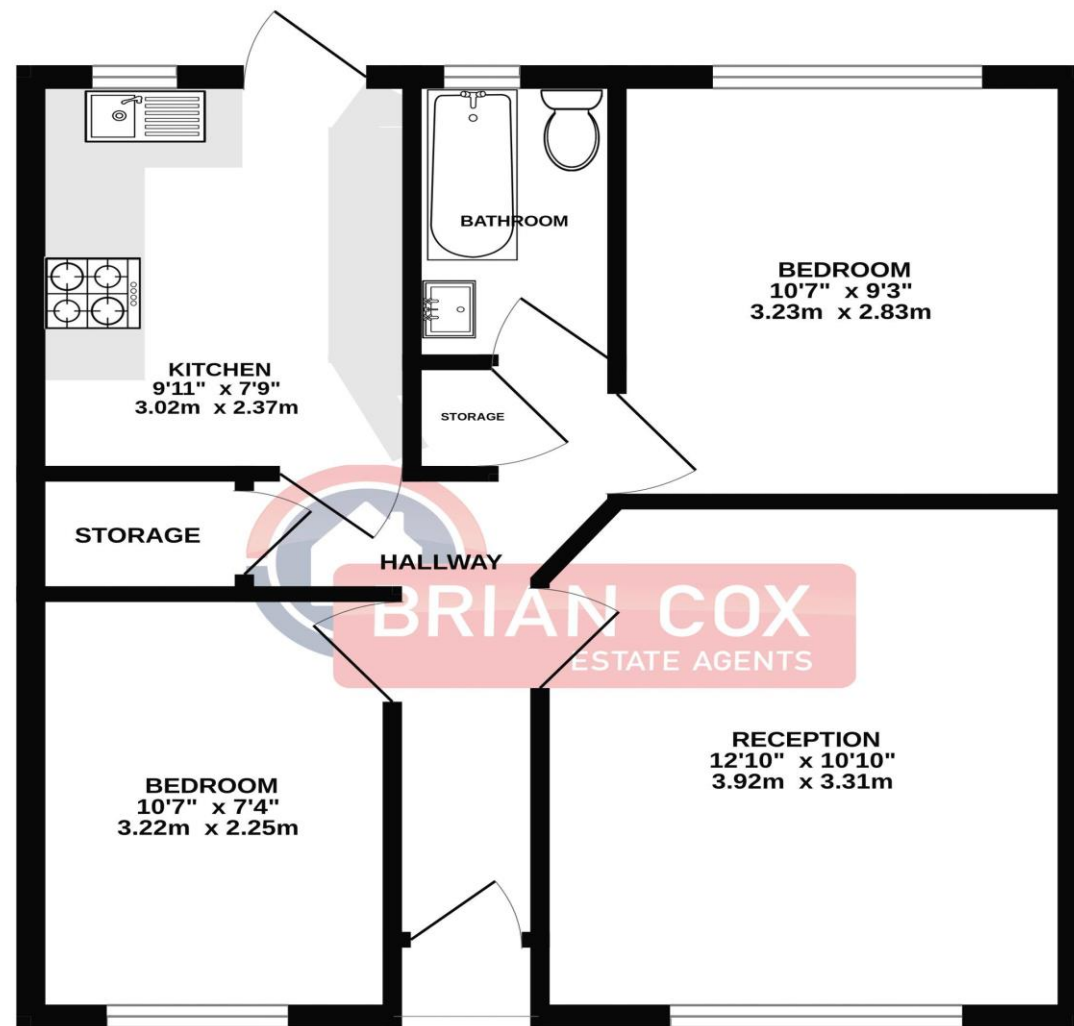


the floorplan...

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 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...

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



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox and Company are delighted to bring to the market this two-bedroom ground floor maisonette. The property briefly benefits from two good sized bedrooms, family bathroom, fitted kitchen, lounge and its own private rear garden. Further benefits include double glazing, gas central heating, and ample storage. All in all this is one property not to be missed so call now to arrange your chance to view!!



£325,000  
Leasehold

Beechwood Avenue, Greenford UB6 9UB

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.



**in brief...**

- Two Bedroom
- Ground Floor Maisonette
- Popular Residential Location
- Private Rear Garden
- Approx 135 Year Lease
- Double Glazed / Gas Central Heating



## the location...

### nearest stations ...

- Greenford (1.1 miles)
- South Greenford (1.2 miles)
- Northolt (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 Coston Primary School, Edward Betham Church of England Primary School, Oldfield Primary School and Brentside Primary School.

If you have older children there are also local secondary schools in the area these include William Perkin Church of England High School, Brentside High School and The Cardinal Wiseman Catholic School.

