

# the floorplan...



0208 578 1004  
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CASH BUYERS ONLY - TWO BEDROOM - FIRST FLOOR MAISONETTE - CHAIN FREE - PRIVATE REAR GARDEN. Brian Cox and Company are proud to offer to the market this two-bedroom first floor maisonette. The property briefly consists of two bedrooms, a bright lounge, family bathroom and kitchen. Further benefits include double glazing and private rear garden. All in all, this is one property not to be missed so call now to arrange your chance to view!!

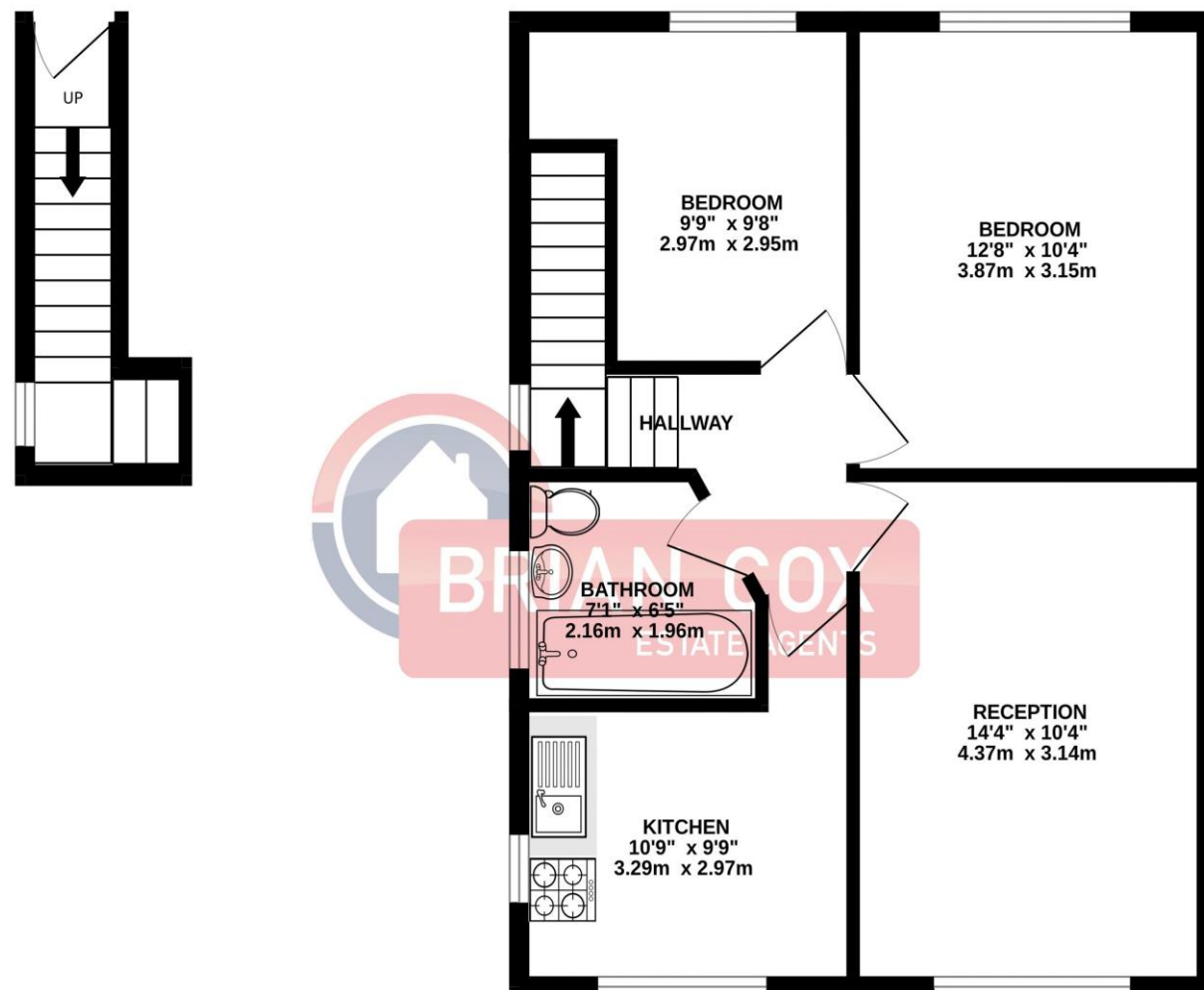


Guide Price £250,000  
Leasehold

Oldfield Lane South, Greenford UB6 9JZ

GROUND FLOOR  
40 sq.ft. (3.7 sq.m.) approx.

1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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**  
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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
- First Floor Maisonette
- Private Rear Garden
- Chain Free
- In Need of Modernisation
- Council Tax Band - C



## the location...

### nearest stations ...

Greenford (0.8 miles)  
South Greenford (0.9 miles)  
Perivale Station (1.7 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.