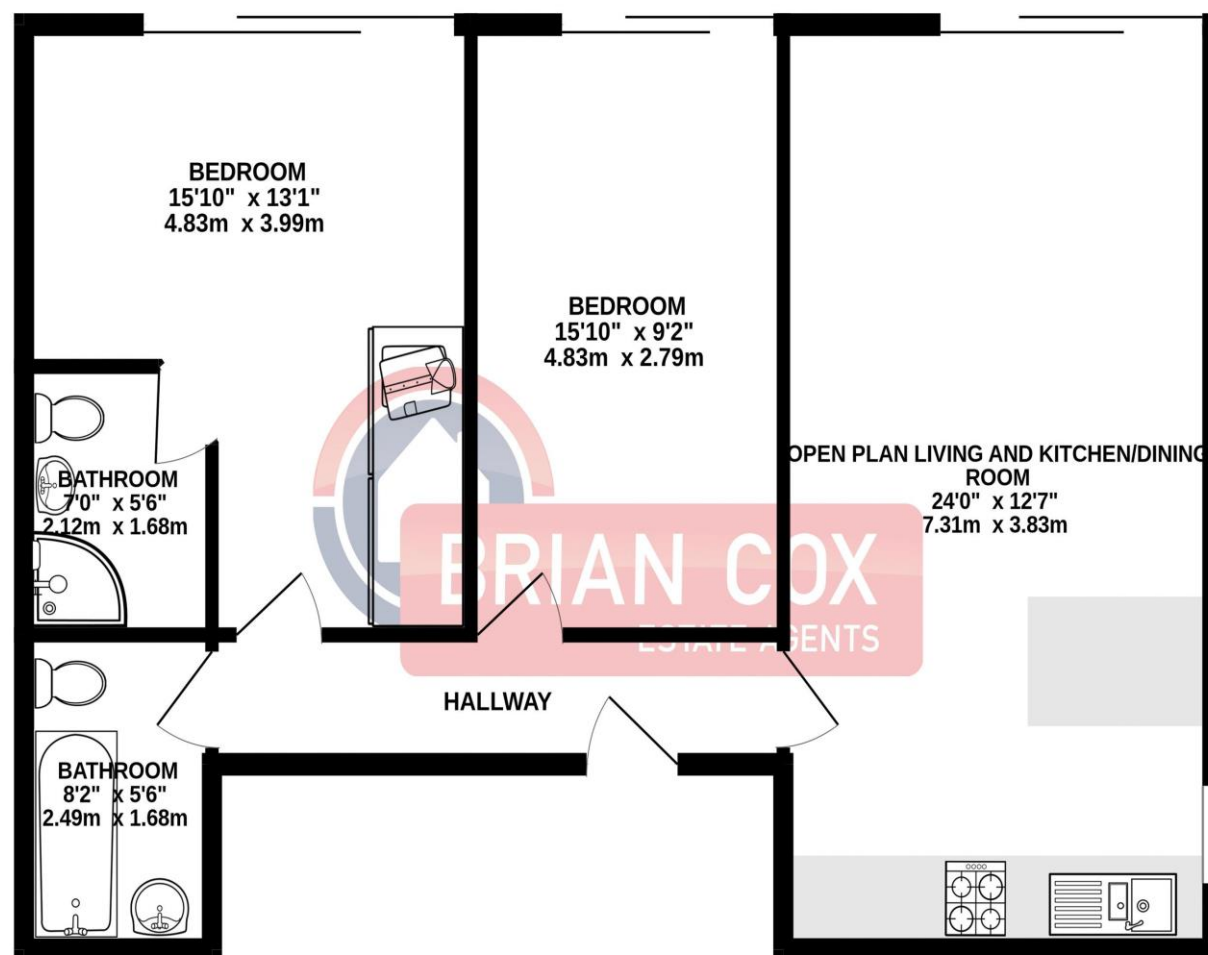


## the floorplan...

FIRST FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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 ©2025

## more details from...

**call:** Brian Cox Greenford: 0208 578 1004

**email:** emma.gerald@brian-cox.co.uk

**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 pleased to bring to the market this modern and well-maintained two-bedroom first-floor flat. The flat is in excellent condition, featuring bright and airy rooms with a contemporary finish throughout. The open-plan living space is perfect for both relaxing and entertaining. The master bedroom features a spacious en-suite bathroom, creating a private sanctuary with all the modern comforts you need and the luxury of underfloor heating in both bathrooms. The property comes with secure underground parking, ensuring peace of mind for your vehicle. Additionally, there's a dedicated storage area, ideal for storing bikes, seasonal items, or personal belongings. Situated in a desirable area with easy access to local amenities, transport links, and green spaces, this flat is perfect for those seeking both convenience and comfort. The property is being offered chain-free, providing a streamlined and straightforward buying process, perfect for those looking to move quickly. Whether you're a first-time buyer, a couple, or looking for an investment opportunity, this property is sure to appeal. Contact us today to arrange a viewing and make this fantastic property yours!



Offers in Excess of  
£325,000

628 Greenford Road, Greenford UB6  
8QT

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 Flat
- Two Bathrooms with Underfloor Heating
- Secure Underground Parking
- Communal Garden
- Good Condition Throughout



## the location...

### nearest stations ...

South Greenford (0.5 miles)  
Greenford (0.6 miles)  
Castle Bar Park (1.1 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.



0208 578 1004

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