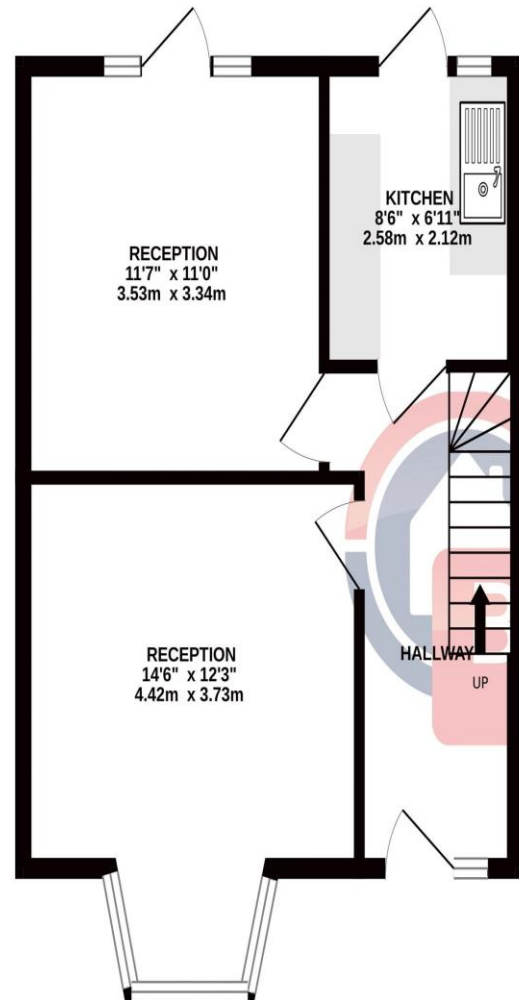
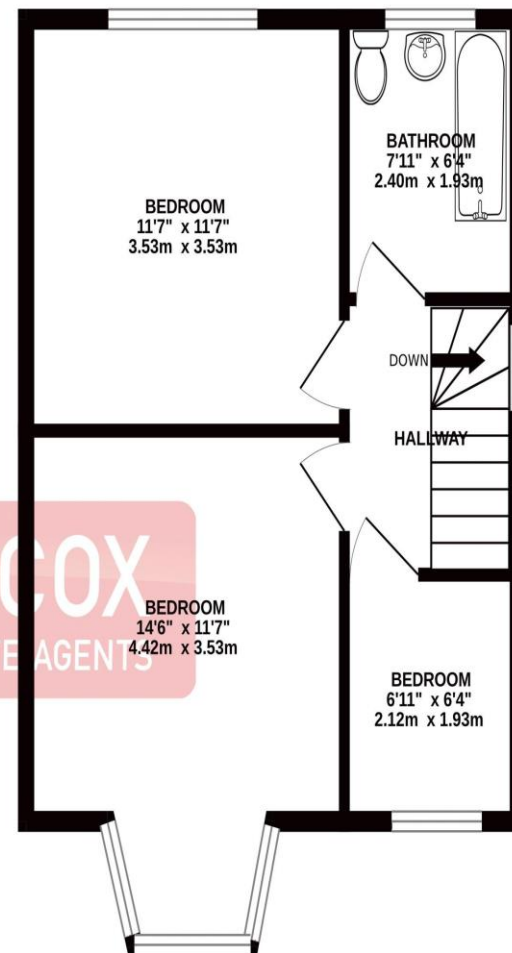


the floorplan...

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.
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more details from...

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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.



0208 578 1004
brian-cox.co.uk



An exciting opportunity to acquire this three-bedroom end of terrace family home, ideally situated in the popular residential area of Sudbury Hill. Offering significant potential, this property comes with granted planning permission (Ref: 243158FUL, 243159CPL, 243160PALHE). The home is in need of modernisation, providing a blank canvas for renovation and personalisation. The current layout comprises of two reception rooms, kitchen, three well-proportioned bedrooms, and a family bathroom. Located within walking distance to Sudbury Town Station (Piccadilly Line), Sudbury & Harrow Road station (National Rail) and Sudbury Hill station (Piccadilly Line), the property offers excellent transport links into Central London. Local schools, parks, and amenities are also close by, making it a convenient and desirable location for families. Viewings are highly recommended to appreciate the potential this property has to offer!!!



£580,000
Freehold

Sudbury Heights Avenue, Greenford UB6
OLY



in brief...

- Three Bedroom
- End of Terrace
- Chain Free
- Planning Permission Granted - (Ref: 243158FUL, 243159CPL, 243160PALHE)
- In Need of Modernisation Throughout



the location...

nearest stations ...

Sudbury Town (0.4 miles)
Sudbury & Harrow Road (0.6 miles)
Sudbury Hill (0.7 miles)

Sudbury is a suburb in the London borough of Ealing, which is located in North West London, United Kingdom. Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.

There are many local schools in the area some of these include Sudbury Primary School, Barham Primary School, Horsenden Primary School and Wembley High Technology College.