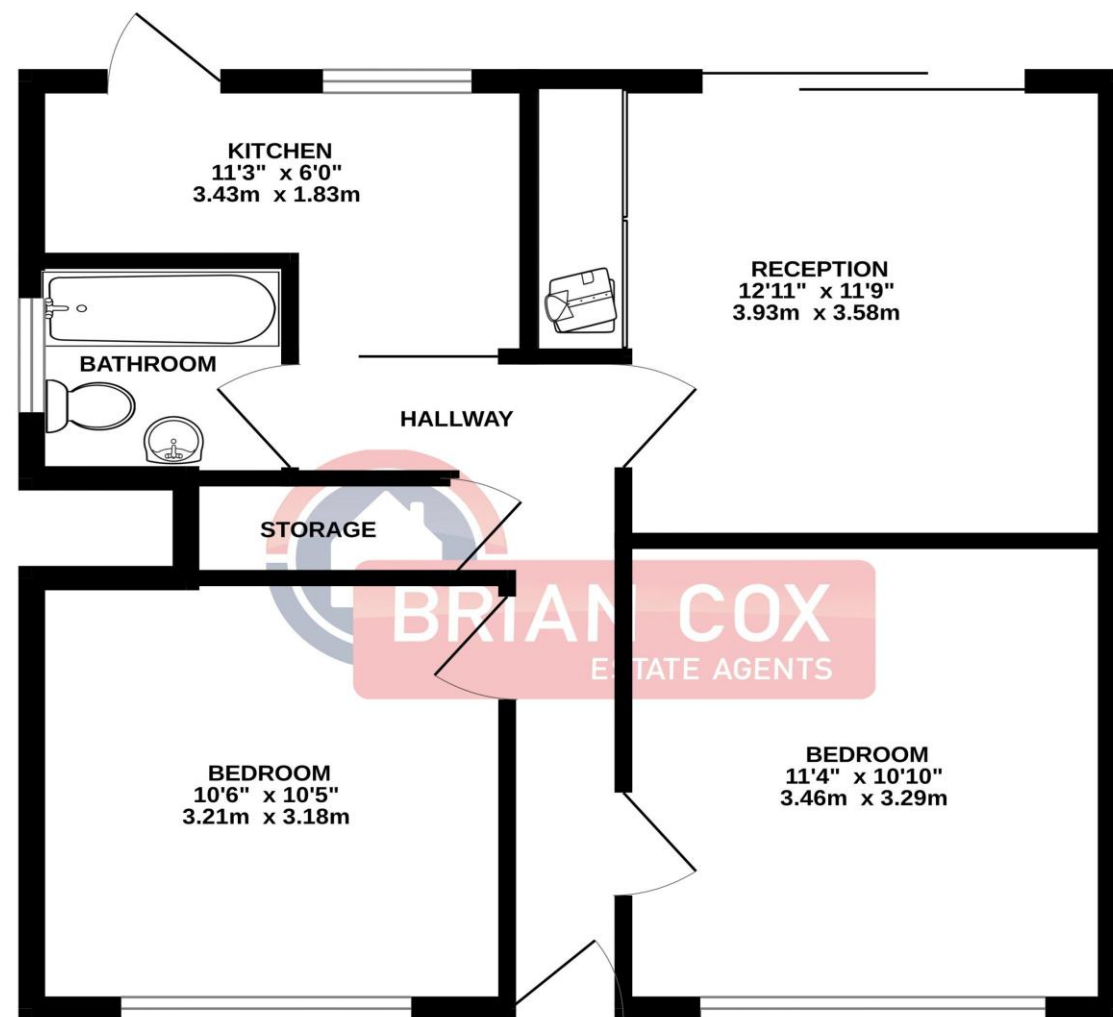


the floorplan...

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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...

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0208 578 1004
brian-cox.co.uk



SHORT LEASE - CASH BUYERS ONLY - TWO BEDROOM - GROUND FLOOR MAISONETTE - IN NEED OF MODERNISATION - POPULAR RESIDENTIAL ROAD - FRONT AND REAR GARDENS. Brian Cox and Company are proud to offer to the market this two-bedroom ground floor maisonette, located on a popular residential road in the heart of the esteemed Westridge. Only a short walk to Greenford's Central Line Tube makes this an ideal purchase for first buyers, downsizers, professionals and families. The property briefly consists of two bedrooms, a bright lounge, family bathroom and kitchen. All in all this is one property not to be missed so call now to arrange your chance to view!!



£199,950
Leasehold

Goring Way, Greenford UB6 9NW

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 Double Bedrooms
- Ground Floor Maisonette
- Front and Rear Gardens
- Chain Free
- In Need of Modernisation
- Popular Westridge Location



the location...

nearest stations ...

Greenford (0.6 miles)
South Greenford (0.7 miles)
Castle Bar Park (1.2 miles)

Located within a 10 minute walk of Greenford Zone 4 Central Line Tube Station, which also benefits from an Overground Line to Paddington. The property is ideal for commuting into Central London by train.

For those that drive the A40 is a minute drive away and offers excellent links into the city and out to the Home Counties. Bus routes are also in abundance from the Greenford Road and go to numerous locations, some of which include, Ealing, Southall, Hayes, Northwood and Harrow.

There are a number of local amenities close by including; Oldfield recreation ground, Ravenor Park, Northolt and Greenford Country Park and West Way Cross Retail Park.

There are also a number of local Schools some of which are Oldfield Primary School, Edward Betham Primary School, Costons Primary School and William Perkin CofE High School.