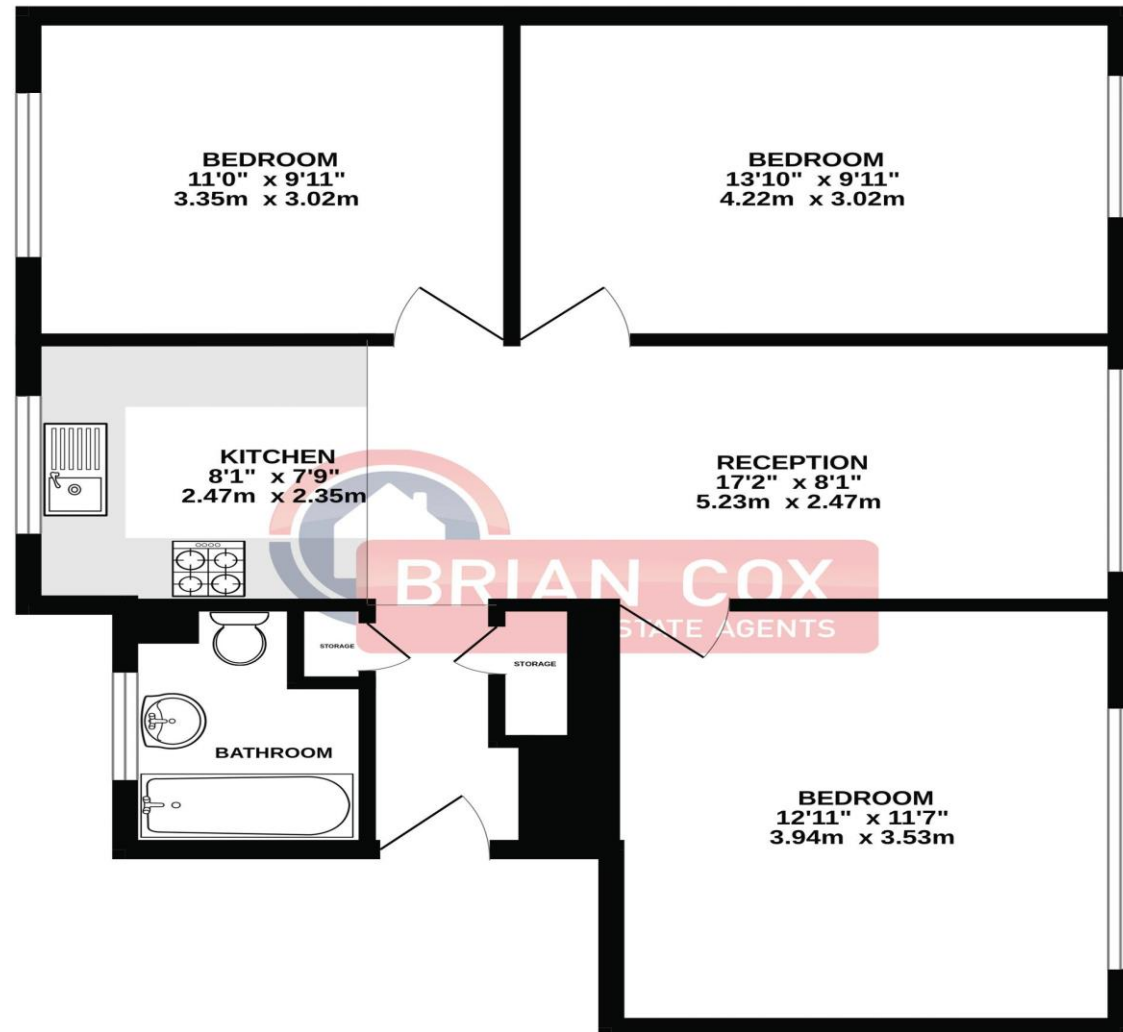


the floorplan...

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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...

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

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

web: www.brian-cox.co.uk



0208 578 1004
brian-cox.co.uk



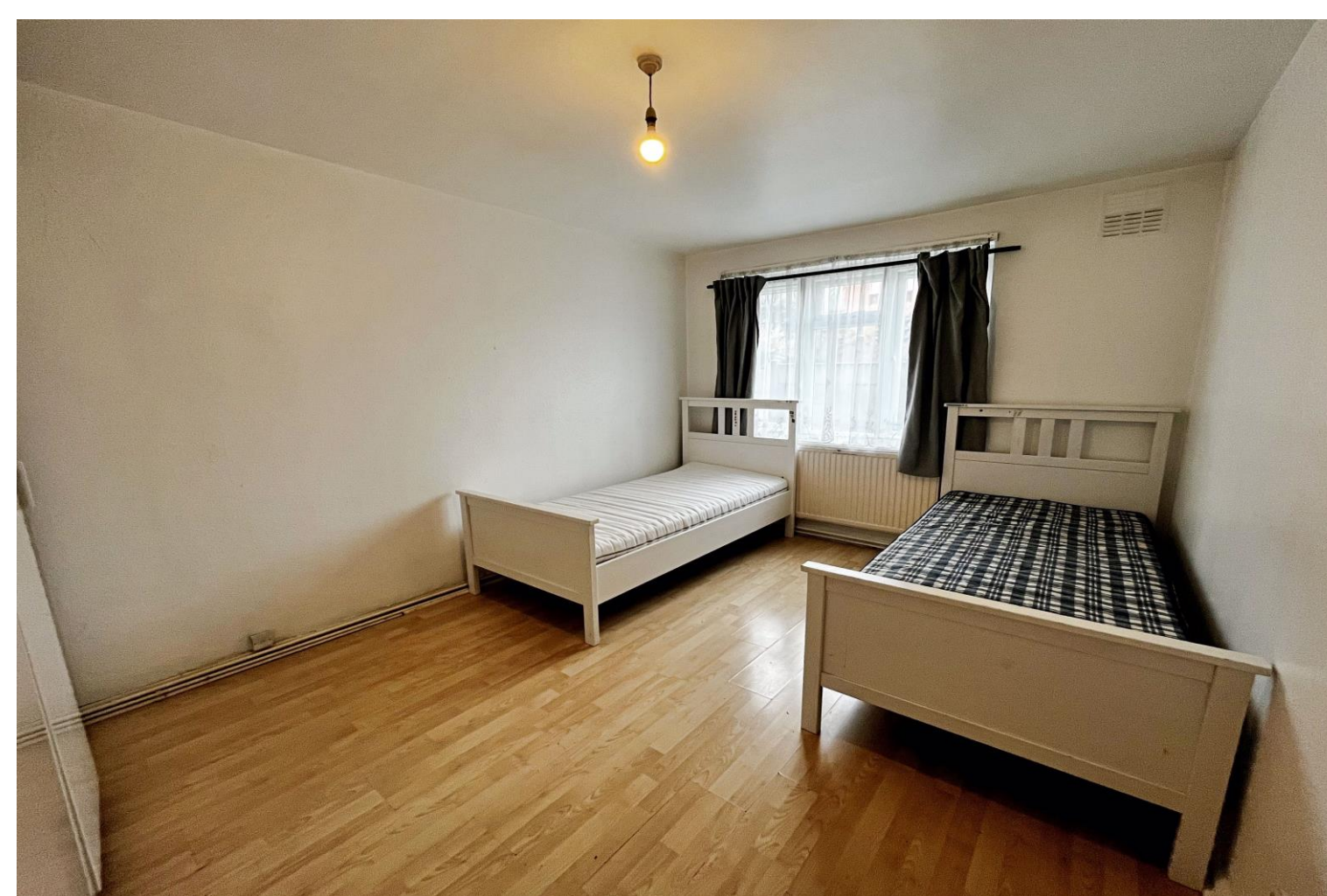
THREE BEDROOM - GROUND FLOOR FLAT - NO CHAIN - DOUBLE GLAZED - COMMUNAL GARDEN. Brian Cox and Company are proud to bring to the market this ideal first home or investment property. This larger than average three-bedroom apartment, with an open plan lounge and fitted kitchen and a family bathroom. Situated 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!



£325,000
Leasehold

Greenford Road, Greenford, UB6 8QR

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...

- Three Bedroom
- Ground Floor Purpose Built Flat
- Approx. 85 Year Lease
- Chain Free
- Convenient Location
- Double Glazed / Gas Central Heating



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.