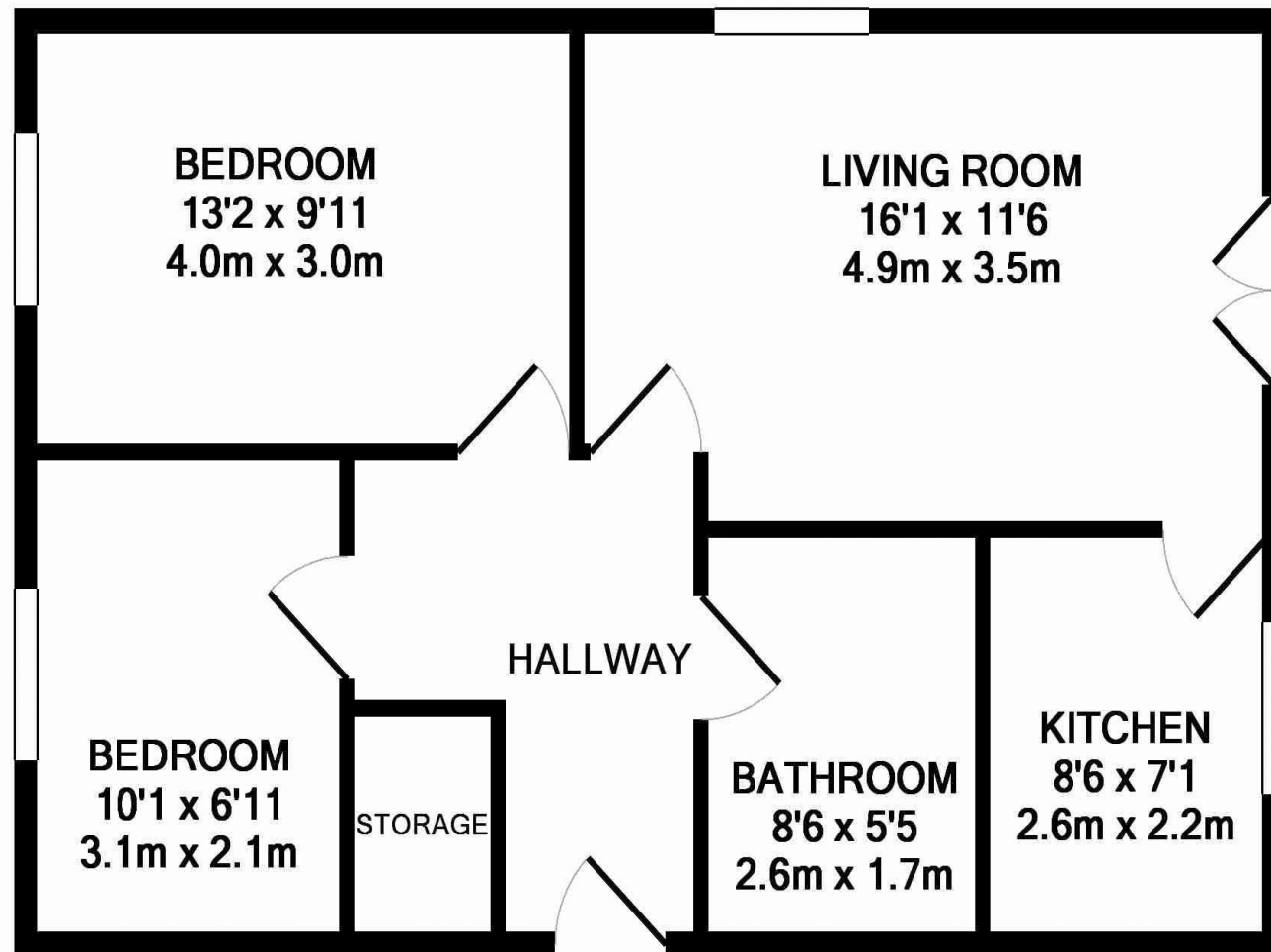


## the floorplan...



TOTAL APPROX. FLOOR AREA 486 SQ.FT. (45.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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£260,000  
Leasehold

Frensham Close, Southall UB1 2YE

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## in brief...

- First floor
- Chain free
- First Floor Apartment
- Allocated parking
- Well presented
- EPC Rating - C



## the location...

### nearest stations ...

Northolt (1.4 miles) Greenford (1.5 miles) Southall (1.7 miles) Located just off the Lady Margaret & Ruislip Road situated in a modern development, in a cul-de-sac location. Within a two minute walk you have numerous shops which will meet all your needs along with Tesco Express and Esso petrol station which incorporates Greggs bakery. Bus routes are in abundance and from either the Lady Margaret or Ruislip Road you can travel to Ealing, Northolt, Southall and Greenford train stations along with many other locations. Within a two minute drive you find yourself on the A40 which offers excellent links into London and out to the Home Counties. Across the road you have Greenford High school which has recently been rated as outstanding by Ofsted.