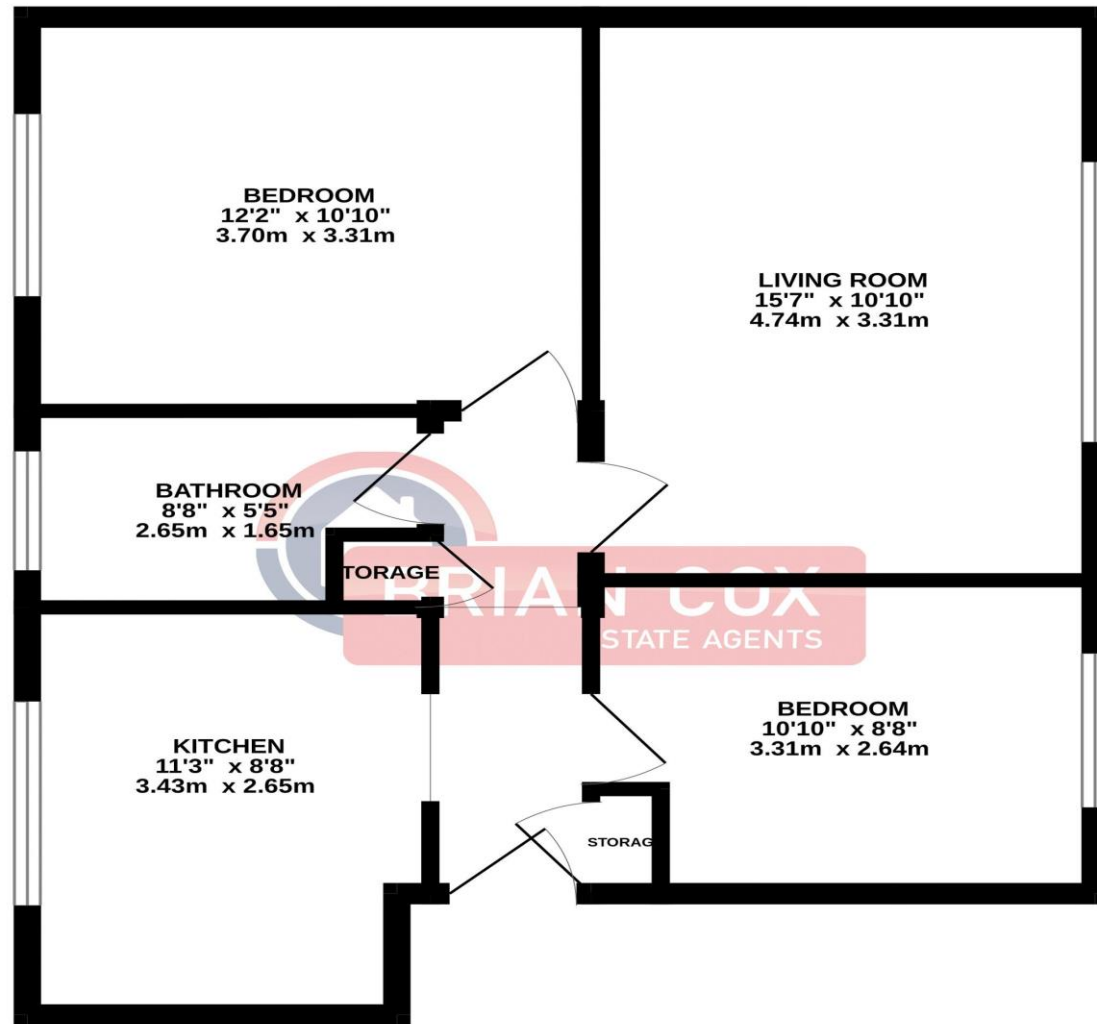


the floorplan...

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624sq.ft. (58.0 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 Northolt: 0208 842 4008**  
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web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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 842 4008  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox & Company are pleased to present this two double bedroom purpose built flat to the market. There are tenants in situ that are happy to stay for any buy to let investors or the property can be sold with vacant possession for any first time buyers looking to get on the property ladder. The property requires some updating but is a very generous size and offers huge potential to be something spectacular! Call NOW to arrange your viewing on this chain free property!



£320,000

Leasehold

Longford Avenue, Southall UB1 3QS



## in brief...

- Two Double Bedrooms
- Leasehold
- Garage
- Top Floor
- Approx 108 Years Lease
- Convenient Location



## the location...

### nearest stations ...

Southall (0.8 miles)  
 Hanwell (1.1 miles)  
 Drayton Green (1.5 miles)



This property is set just a short distance from Southall Broadway and only 0.9 miles from Southall Station, zone 4, soon to play host to the Crossrail (Elizabeth Line). This connects to Paddington Station in less than 20 minutes.

Bus routes include the 95,105,195 and E5, Heathrow is a short drive or bus journey away along with the M4.

There are many local primary schools in the area some include Dormers Wells Infant School, North Primary School, Allenby Primary School and Hambrough Primary School.

If you have older children there are local secondary schools situated close by these include Dormers Wells High School, illiers High School and The Cardinal Wiseman Catholic School.

