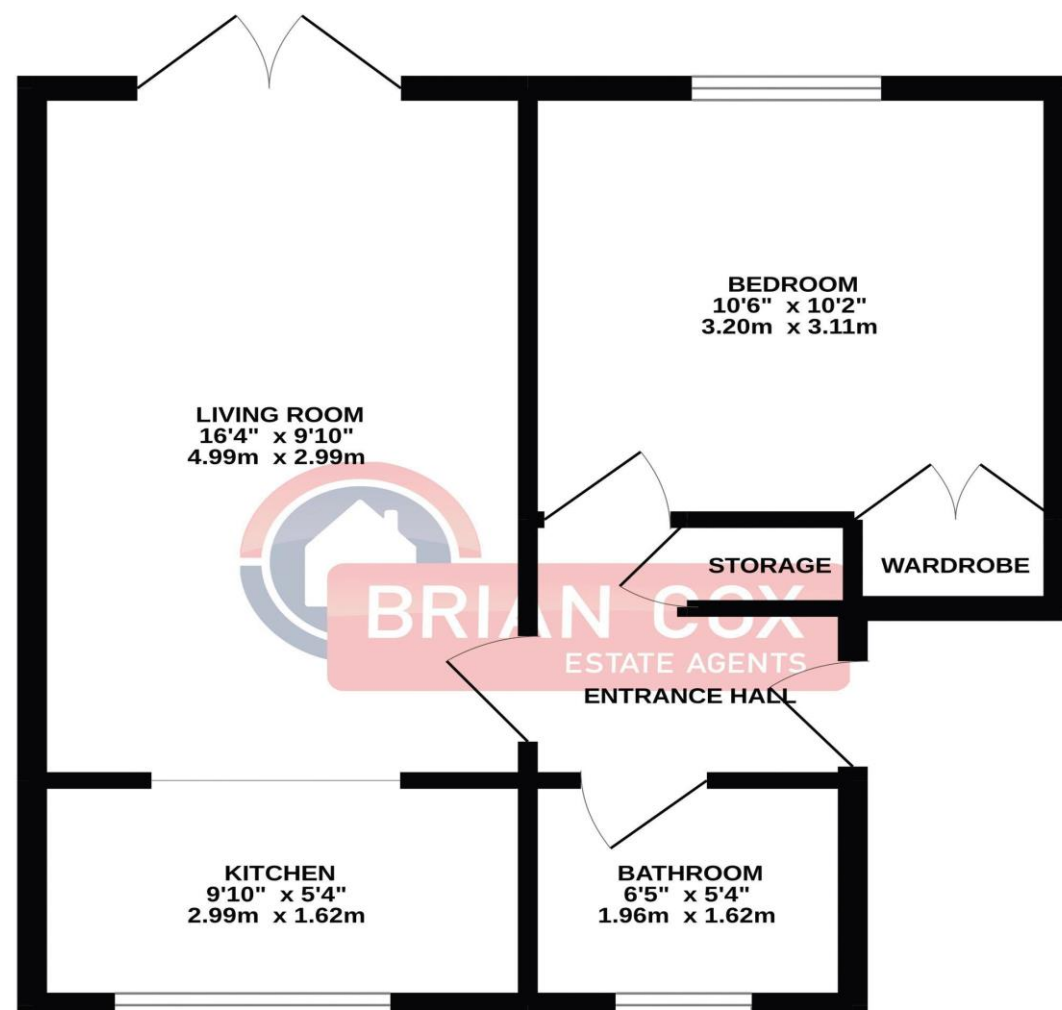


## the floorplan...

GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.4 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**  
email: [jeff.osullivan@brian-cox.co.uk](mailto:jeff.osullivan@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



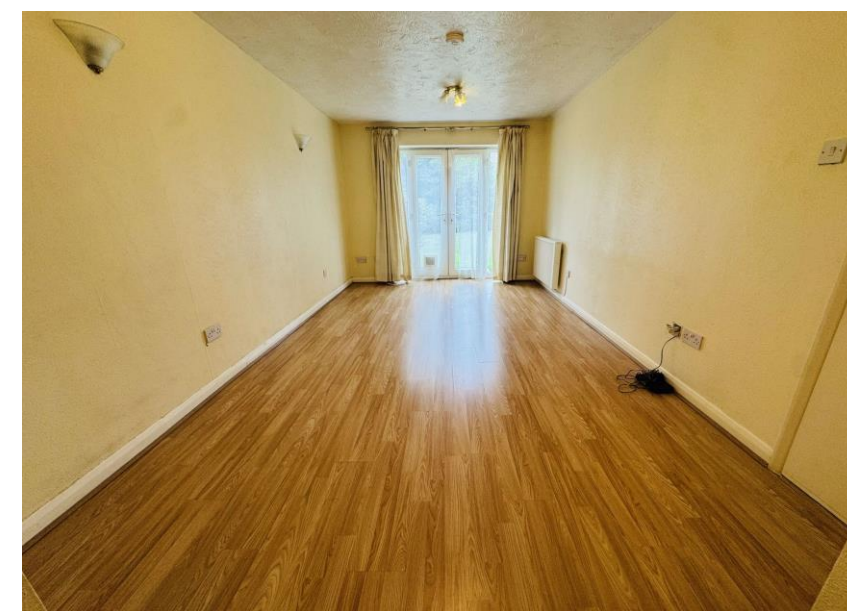
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 are pleased to offer this ground floor one bedroom flat for sale. Located just off the Lady Margaret Road and within easy reach of numerous bus links, Tesco's and the A40 which offers an excellent route into London and out to the home counties. Benefits include, allocated parking, patio doors and double glazing. Call now so you do not miss out.



Offers in Excess of  
£210,000

Frensham Close, Southall UB1 2YD



## in brief...

- One Bedroom Apartment
- Ground Floor
- Modern Kitchen
- Chain Free
- Communal Garden
- Spacious Lounge



## the location...

### nearest stations ...

Northolt (1.4 miles)  
Greenford (1.5 miles)  
Southall (1.7 miles)

The property is 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 Gregg's 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 good by Ofsted and you also have Gifford Primary School which is within proximity of the property and has been rated Outstanding by Ofsted.