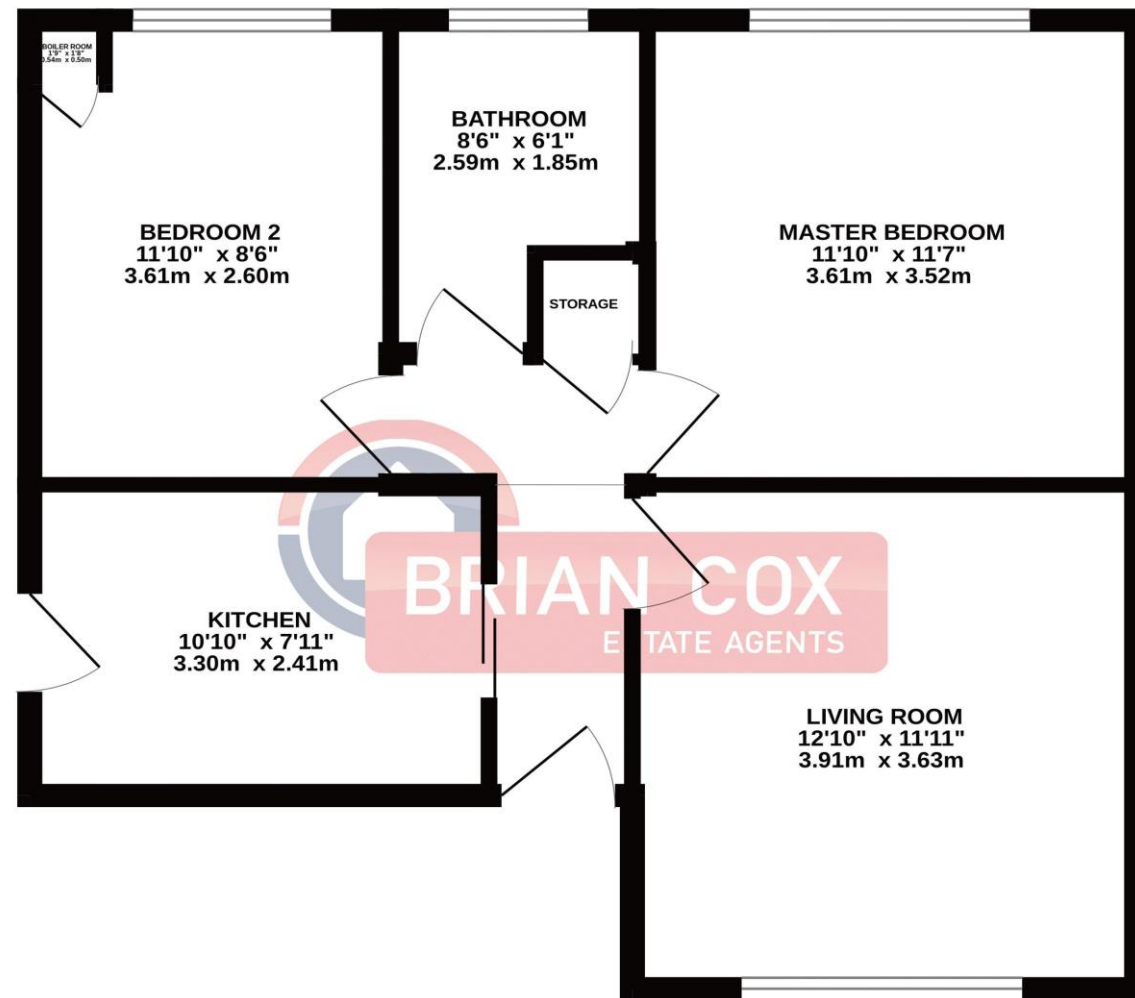


the floorplan...

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 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 Greenford: 0208 578 1004**
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web: 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.



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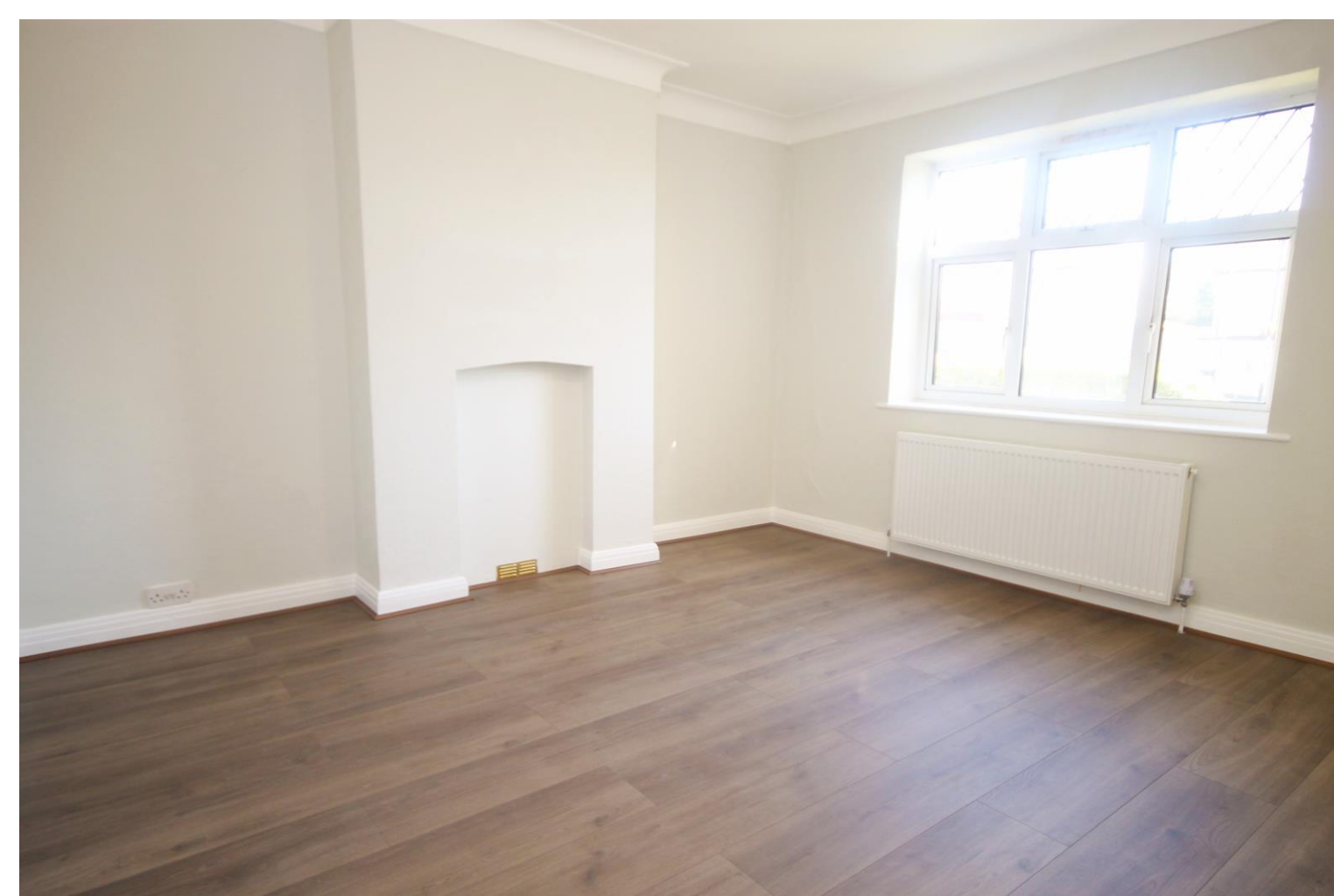


Brian Cox & Company are proud to announce this stunning and newly refurbished two-bedroom ground floor flat. The property offers a perfect blend of modern style and convenience. Ideally located just a short walk from Sudbury Hill Station (Piccadilly Line & Chiltern Railways), this home provides excellent transport links to Central London and beyond. The property boasts a spacious and bright living area, a brand-new contemporary kitchen, and two well-proportioned bedrooms. The stylish bathroom has been fully renovated to a high standard. Additional features include gas central heating, double glazing, and a garage. Residents can enjoy a communal garden area, perfect for relaxation or entertaining guests. With local amenities, parks, and schools nearby, this home is ideal for professionals, couples, or small families. Call now so you do not miss out!



£325,000
Leasehold

Greenford Road, Harrow HA1 3QG



in brief...

- Newly Refurbished
- Ground Floor
- Two Bedrooms
- Parking to rear
- Communal Garden
- Long Lease



the location...

nearest stations ...

- Sudbury Hill Harrow (0.2 miles)
- Sudbury Hill (0.3 miles)
- Sudbury & Harrow Road (0.8 miles)

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom. Sudbury is an historical area having once extended from the 'South Manor-Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line) Zone 4 TFL, Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.

There are many local schools within close proximity some of these include St George's Primary School, Sudbury Primary School, Horsenden Primary School, Wembley High Technology College and Whitmore High School.

