



15A Ormsby Gardens, Greenford, UB6 9NR  
£340,999

**EVANS**  
& COMPANY



# Ormsby Gardens Greenford

- First Floor Maisonette
- 2 Double Bedrooms
- Being Sold With 148 Lease ( Being Extended by Seller from 90 Years )
- Westridge Location
- Double Glazed
- Gas Central Heating
- Private Rear Garden
- No Chain
- Overlooking Grass Area



Evans And Company are happy to introduce this first-floor maisonette located on Ormsby Gardens, Greenford. This property features two double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space.

One of the standout features of this property is the private rear garden, offering an outdoor space where you can unwind. The garden is a rare find in a maisonette, providing a wonderful extension of your living area. The property also benefits from an extended 148 year new lease.

Situated on the sought after West Ridge area overlooking a large grass area, this maisonette benefits from a peaceful residential environment while still being conveniently close to local schools (Edward Betham Primary School, Costons Primary & William Perkins CofE High School) as well transport links including being within walking distance of Greenford Tube Station (Central Line) and is just a few minutes drive to access the A40/M40 The property is offered chain free, allowing for a swift move.

This maisonette with its appealing features and prime location, is sure to attract interest. Do not miss the chance to make this property your new home.

Double glazed front door, stairs to first floor

### Landing

Radiator, doors to

### Kitchen

11'0" x 10'8" (3.36 x 3.27)

Double glazed windows to rear and side, eye and base

level storage, built-in storage cupboards, stainless steel single drainer sink unit with mixer taps, power points

### Bathroom

6'11" x 5'5" (2.12 x 1.67)

Panel enclosed bath with mixer taps and shower attachment, low level WC, hand wash basin with mixer taps, radiator

### Bedroom 1

13'1" x 10'4" (4.01 x 3.17)

Double glazed windows to rear, radiator, built-in wardrobe, power points

### Bedroom 2

10'8" x 9'8" (3.27 x 2.96)

Double glazed windows to front, power points, radiator

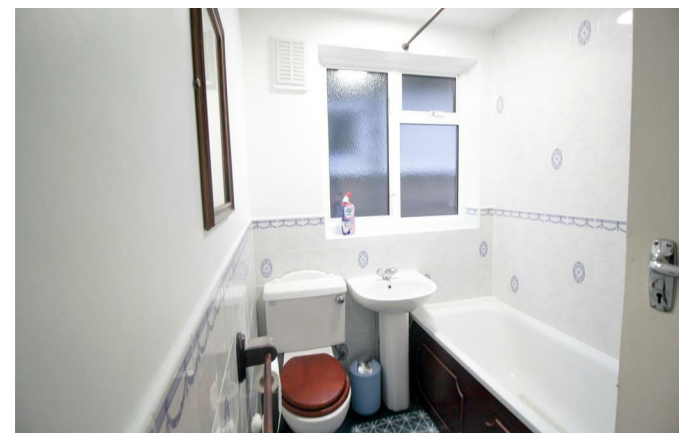
### Lounge

13'10" x 10'4" (4.23 x 3.17)

Double glazed windows to front, radiator, power points

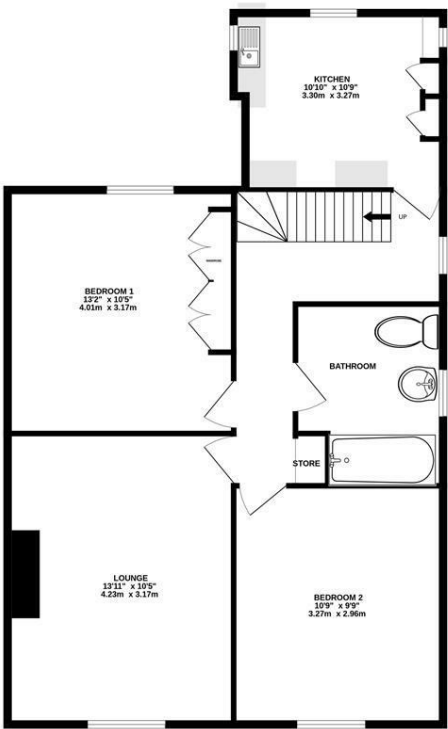
### Rear

Private rear garden

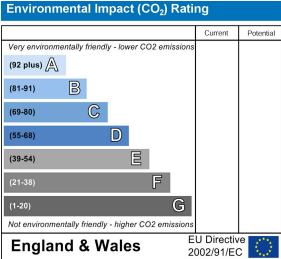
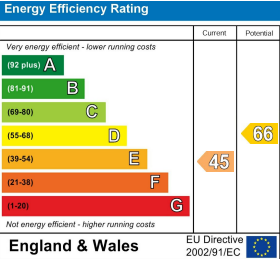




GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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.  
Made with Metropix i2025



55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk