



**Connells**

Goshawk Court Ridding Lane  
Greenford



### Property Description

Connells are pleased to offer to the market this well-presented one bedroom apartment situated in a modern purpose built development offering stylish and contemporary living in a highly desirable Greenford location.

The property is finished to a good standard throughout and is ideal for first-time buyers, professionals, or investors alike.

The accommodation comprises a spacious and light-filled reception room with wooden flooring, seamlessly flowing into a modern open-plan, fully fitted kitchen, perfect for both everyday living and entertaining. The apartment further benefits from a well-proportioned double bedroom, a modern bathroom suite, and ample built-in storage. Completing the property is a private balcony, providing an excellent outdoor space to relax.

Goshawk Court is superbly positioned close to Sudbury Hill Underground Station, offering convenient access into Central London. The property is moments from the excellent amenities along Greenford Road, including a variety of shops, cafés, and restaurants, and is within walking distance of David Lloyd Leisure Club, making it ideal for those seeking both convenience and lifestyle benefits.

Early viewing is highly recommended to fully appreciate this attractive apartment and its prime location.

### Entrance Hall

### Lounge / Kitchen

Nice spacious through lounge, open plan kitchen, nice finish, nice views from the balcony.

### Landing

Spacious, bright, wooden flooring throughout

### Bedroom One

Spacious room, good condition, bright

### Bathroom

good finish, spacious, practical space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1300.00

Ground Rent:  
 120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312905](http://connells.co.uk/Property/HRW312905)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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