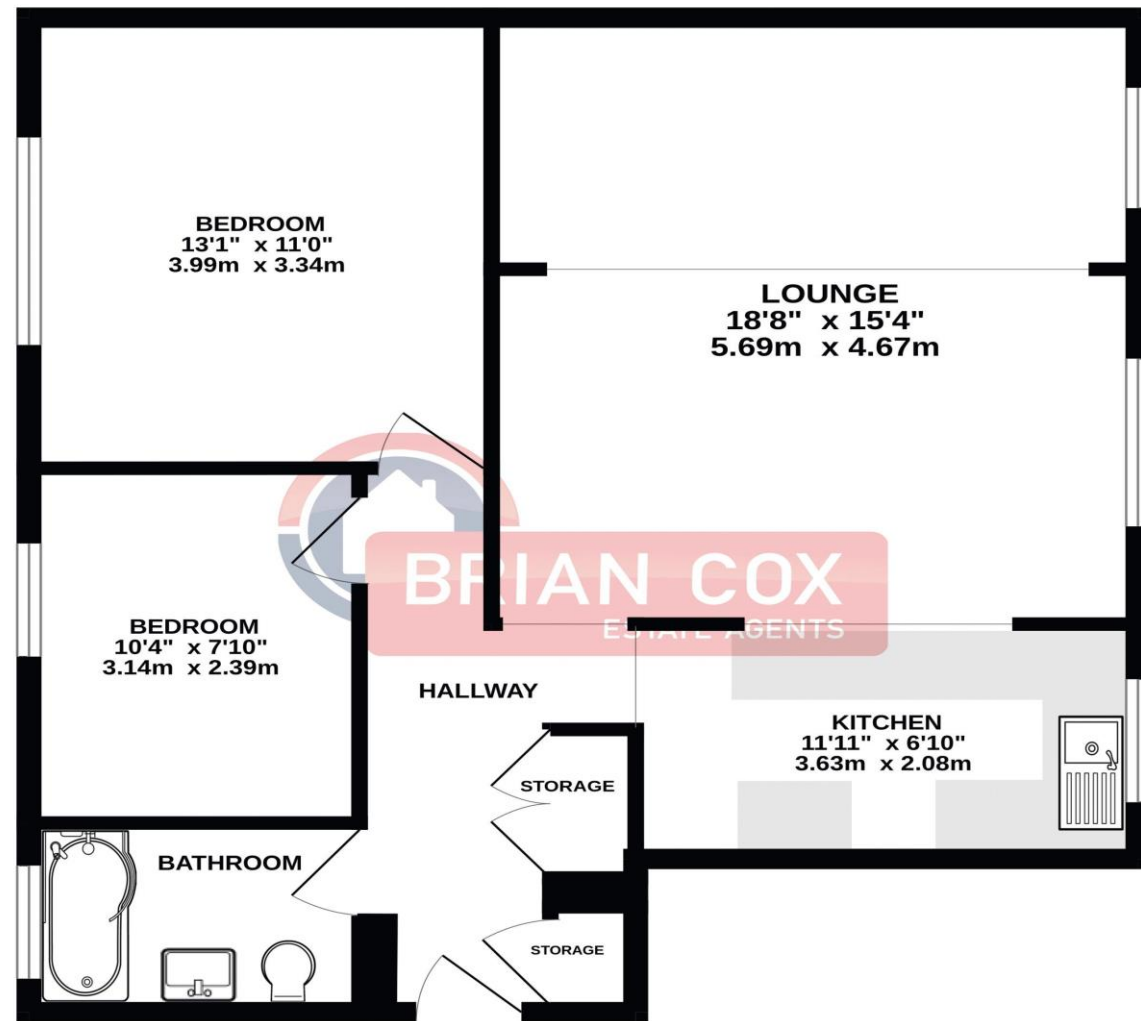


# the floorplan...

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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: 020 8578 1004**  
email: [info@brian-cox.co.uk](mailto:info@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.



020 8578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)

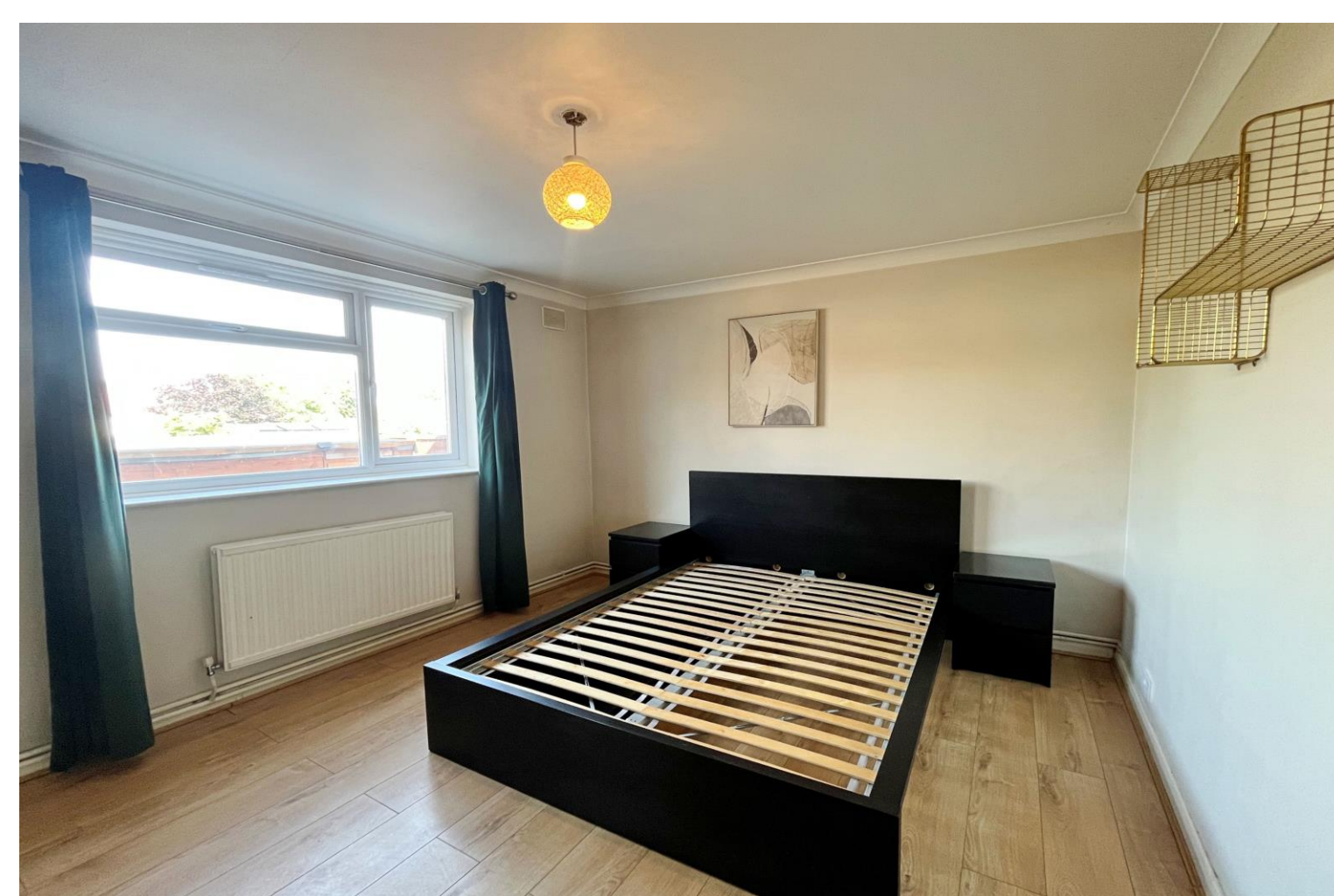


TWO DOUBLE BEDROOM - OFF STREET PARKING x3 - REAR GARDEN - LONG LEASE. Brian Cox and Company are delighted to bring to the market this unique two double bedroom ground floor maisonette located a few moments walk from Greenford High Street. The property is immaculately presented and has been improved to now offer a bright 18ft lounge, two double bedrooms, a fitted kitchen and a modern family bathroom. Further benefits include a private rear garden, double glazing, gas central heating and off street parking for 3 cars. All in all this a rarely available property not to be missed so call now to arrange your chance to view!!



£410,000  
Leasehold

Portland Crescent, Greenford  
UB6 9EU



### in brief...

- Two Double Bedroom
- Unique Ground Floor Maisonette
- Long Lease
- Off Street Parking for 3 Cars
- Double Glazed / Gas Central Heating
- Rear Garden



### the location...

#### nearest stations ...

- South Greenford Station (1.1 miles)
- Castle Bar Park Station (1.1 miles)
- Hanwell Station (1.3 miles)

The property is located within a five minute walk to Greenford Broadway which offers many local amenities including shops, restaurants and public transport. Greenford Broadway is on Ruislip Road and from the Ruislip Road or the Greenford Road you can travel by bus to numerous locations and some of these include Northwood, Heathrow, Wembley, Ealing, Greenford or Northolt tube. If you drive, then within two minutes you have access to the A40/Western Avenue which offers excellent links into London and out to the Home Counties.

There are many local schools nearby some of these include Stanhope Primary School, Allenby Primary School, Mayfield Primary School, The Cardinal Wiseman Catholic School and Greenford High School.