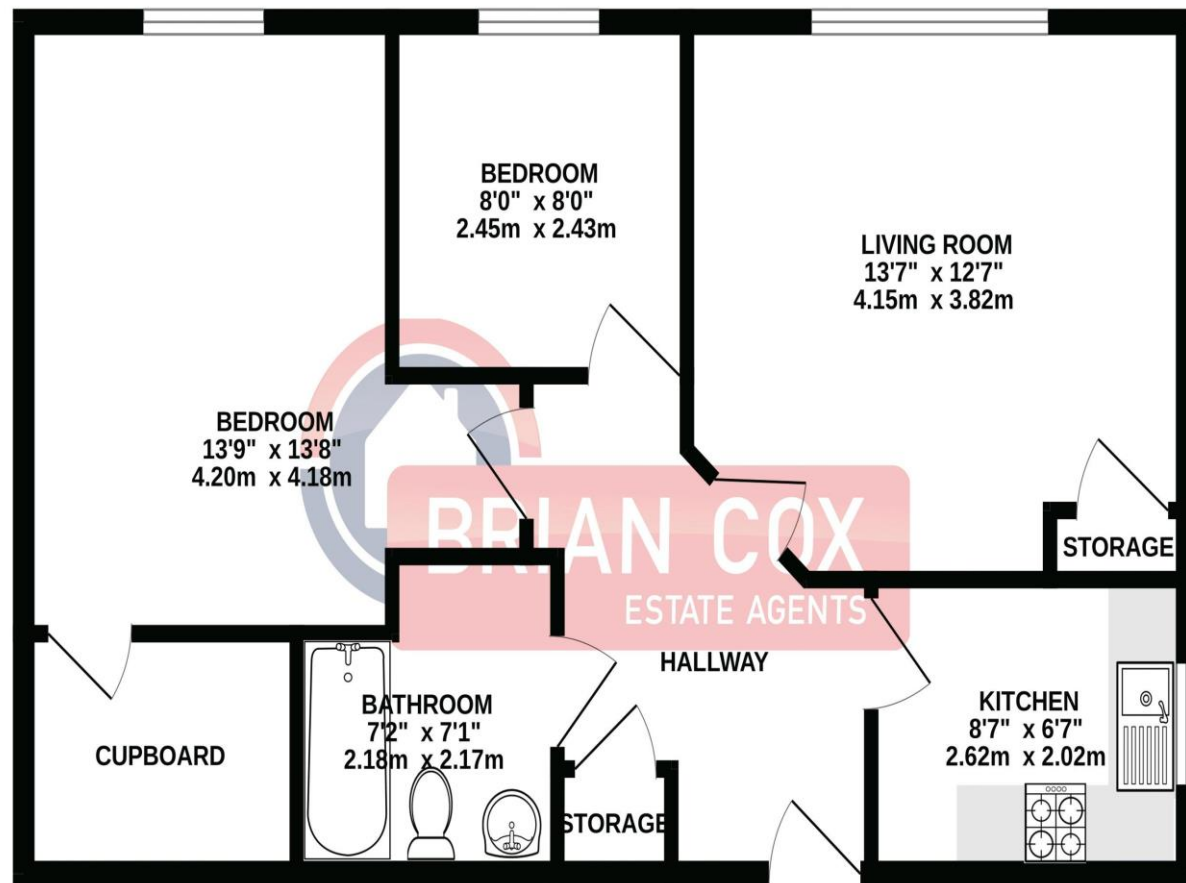


the floorplan...

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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**  
email: [emma.gerald@brian-cox.co.uk](mailto:emma.gerald@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



TWO BEDROOM - SECOND FLOOR - PARKING - ENTRY PHONE SYSTEM - LONG LEASE. Brian Cox and Company are delighted to bring to the market this well presented two bedroom purpose built apartment located in the hugely popular William Perkin Court. The property benefits from a lease of over 100 years as well as double glazing and gas central heating. Further benefits include secure underground parking, a lift to all floors and an entry phone system. Call now to arrange your appointment to view and avoid missing out!!



£330,000

Greenford Road, Greenford UB6 0AJ

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.



### in brief...

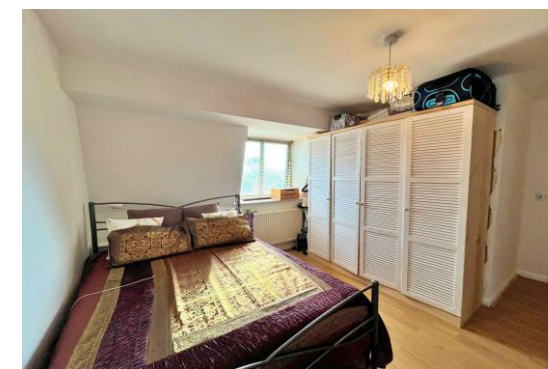
- Two Bedroom
- Top Floor Apartment
- Double Glazed / Gas Central Heating
- Long Lease
- Underground Parking
- 0.4 Miles from Sudbury Hill Tube Station



### the location...

#### nearest stations ...

- Sudbury Hill (0.4 miles)
- Sudbury Hill Harrow (0.5 miles)
- Greenford (0.7 miles)



Greenford is a large suburb in the London Borough of Ealing in West London, UK. It was an ancient parish in the historic county of Middlesex. It is 11 miles (18 km) from Charing Cross in Central London.

There are several local primary schools in the area which include Horsenden Primary School, Wood End Academy, Greenwood Primary School and Selborne Primary School.

If you have older children there are also local secondary schools nearby these include William Perkin Church of England High School, Wembley High Technology College and Whitmore High School.

