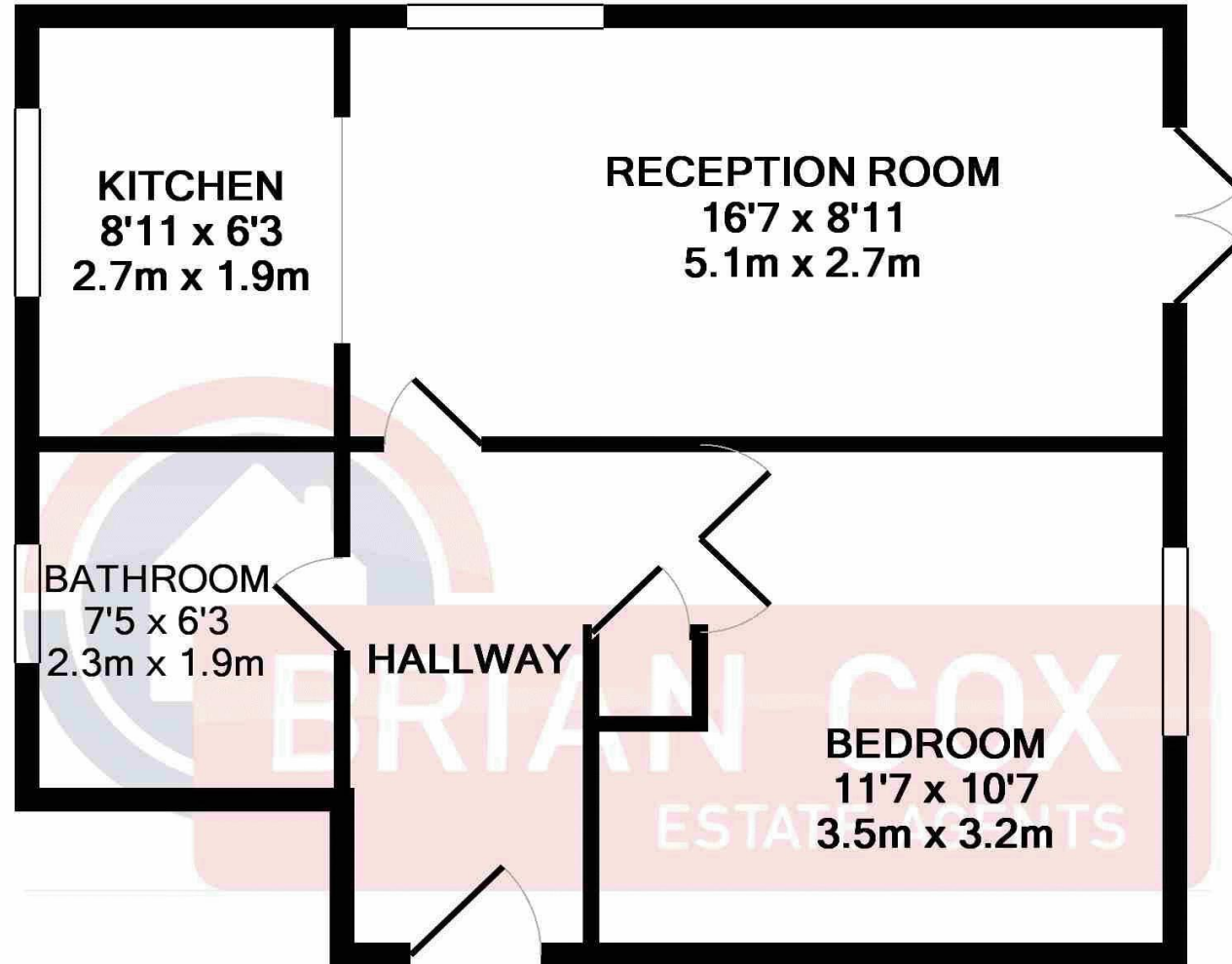


the floorplan...



0208 842 4008
brian-cox.co.uk



TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Northolt: 0208 842 4008**
email: jeff.osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk



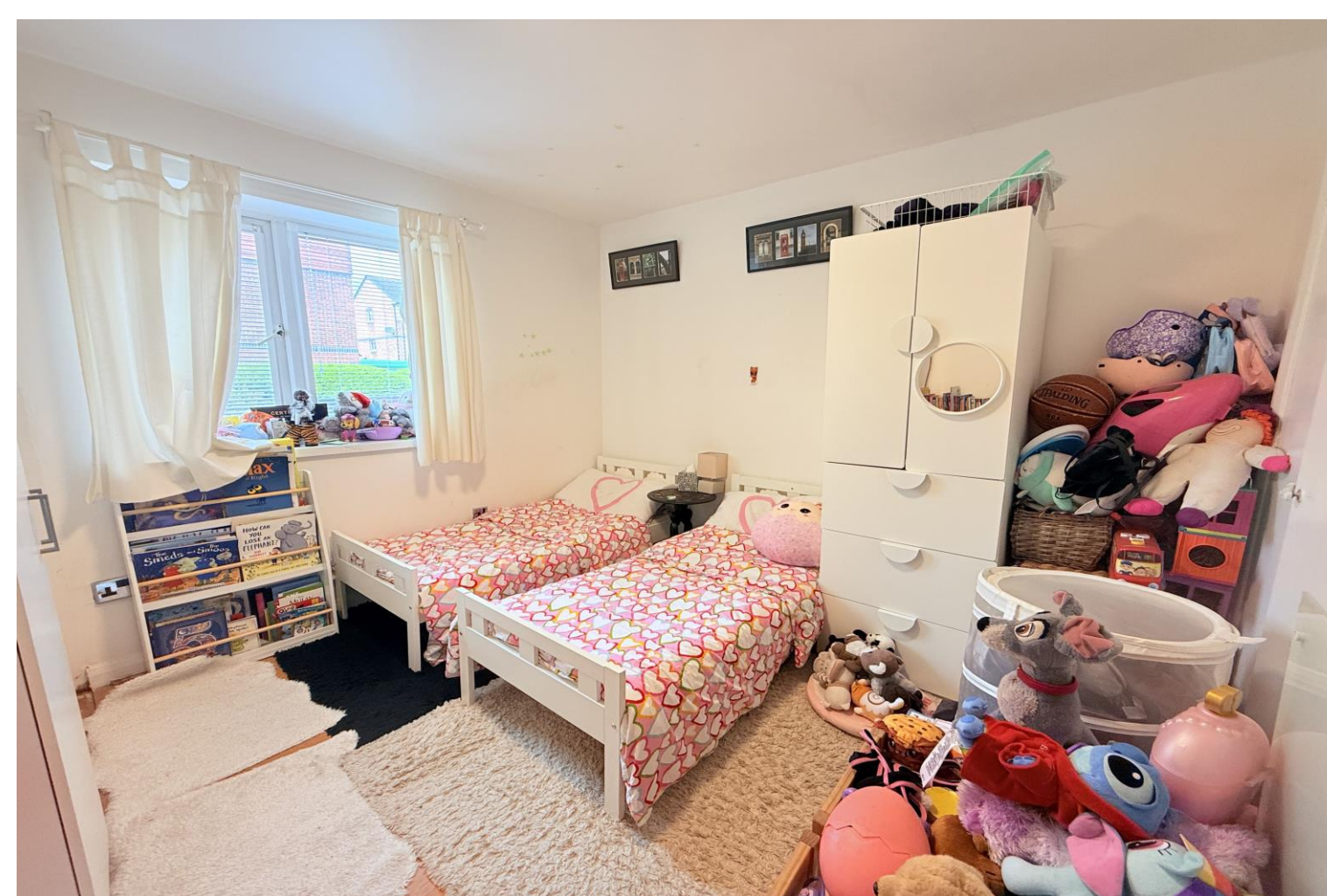
Brian Cox Estate Agents have once again been trusted with the sale of another local property. This spacious one bedroom ground floor apartment has several bonuses and some of these include parking, direct access to your landscaped communal garden and no onward chain which means a quick purchase is possible.



£210,000
Leasehold

Adrienne Avenue, Southall UB1 2QW

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...

- Ground Floor
- 87 Years Remaining On The Lease
- Direct Access To Communal Garden
- Allocated Parking
- Walking Distance to Transport Links
- Chain Free



the location...

nearest stations ...

Northolt (1.4 miles)

Greenford (1.5 miles)

Southall (1.7 miles)

Located just off the Lady Margaret & Ruislip Road situated in a modern development, in a cul-de-sac location. Within a two minute walk you have numerous shops which will meet all your needs along with Tesco Express and Esso petrol station which incorporates Greggs bakery.

Bus routes are in abundance and from either the Lady Margaret or Ruislip Road you can travel to Ealing, Northolt, Southall and Greenford train stations along with many other locations. Within a two minute drive you find yourself on the A40 which offers excellent links into London and out to the Home Counties.

Across the road you have Greenford High school which has recently been rated as outstanding by Ofsted.