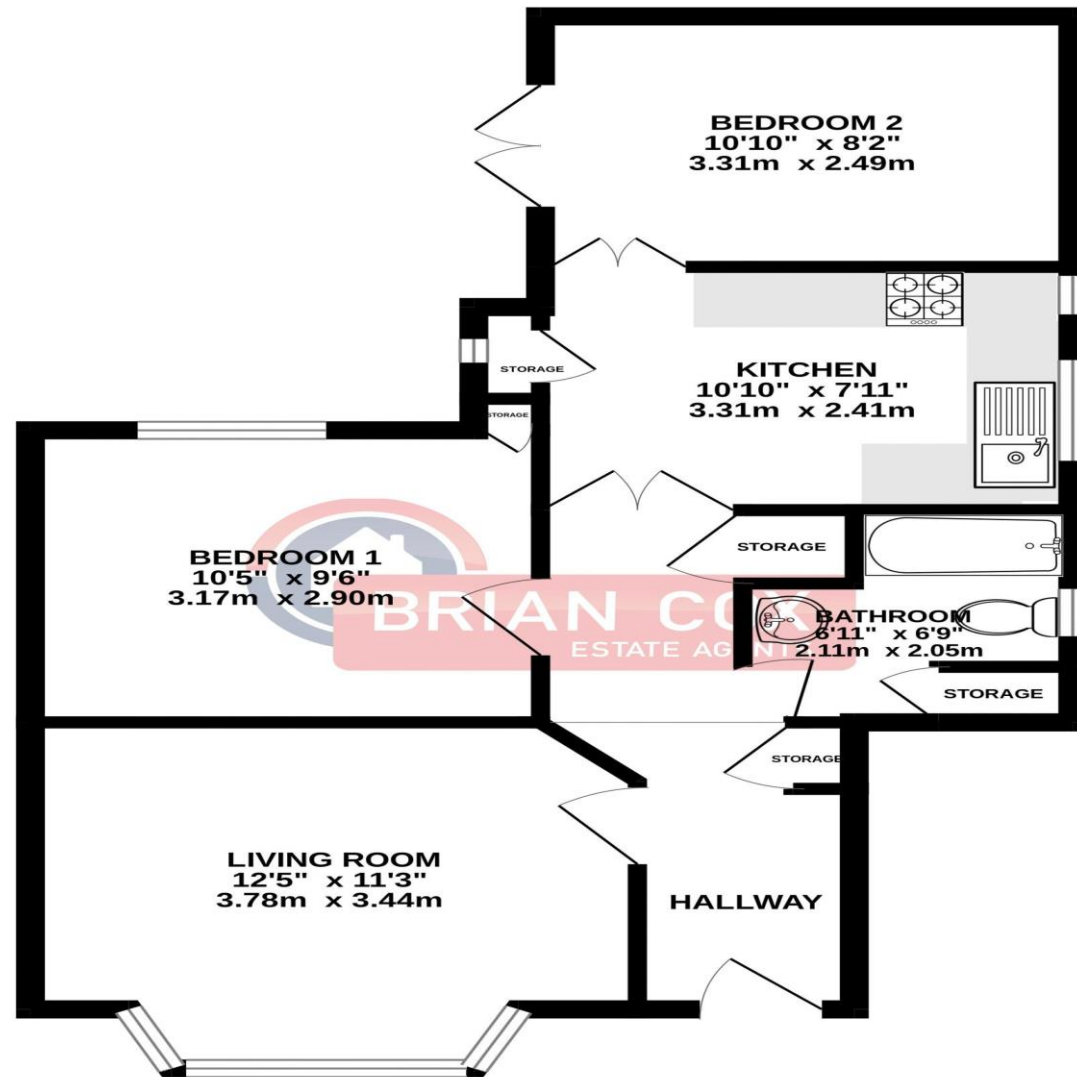


the floorplan...

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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)



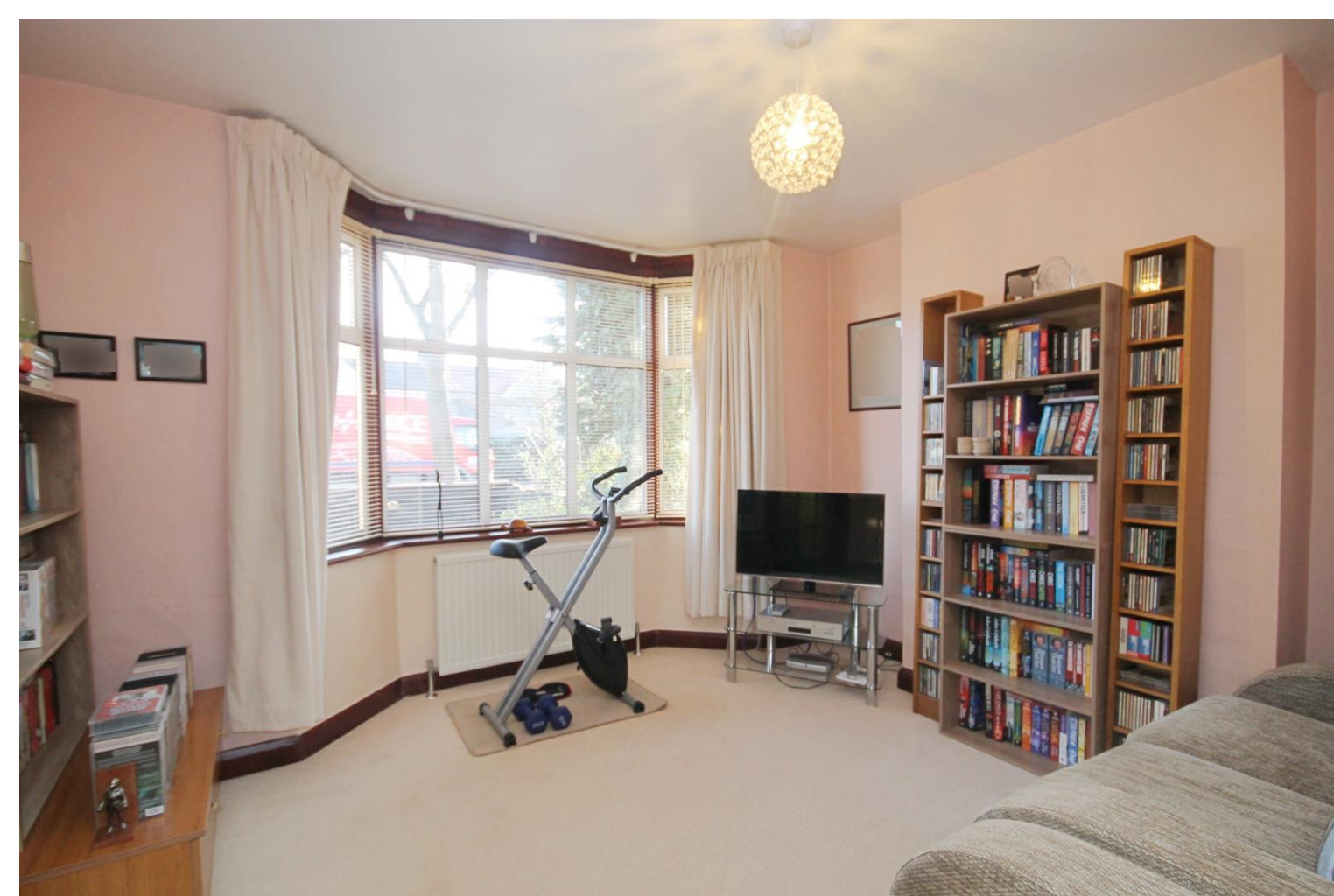
Brian Cox and Company are delighted to bring to the market this spacious TWO BEDROOM GROUND FLOOR maisonette with private front and back gardens which is located within easy reach of Greenford Central Line and numerous bus routes. The property briefly comprises a fitted kitchen, lounge, two bedrooms and a fully tiled bathroom as well as being offered with a good lease of approx 142 years and being CHAIN FREE. Viewings are available NOW so call to arrange yours!!



£345,000  
Leasehold

Greenford Road, Greenford UB6 8RQ

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
- Ground Floor Maisonette
- Well Maintained Throughout
- Front and Back Gardens
- Chain Free
- Walking Distance to Transport Links



## the location...

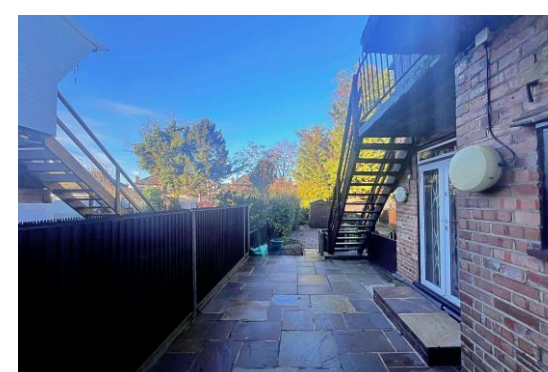
### nearest stations ...

South Greenford (0.5 miles)  
Greenford (0.6 miles)  
Castle Bar Park (1.1 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 Coston Primary School, Edward Betham Church of England Primary School, Oldfield Primary School and Brentside Primary School.



If you have older children there are also local secondary schools in the area these include William Perkin Church of England High School, Brentside High School and The Cardinal Wiseman Catholic School.