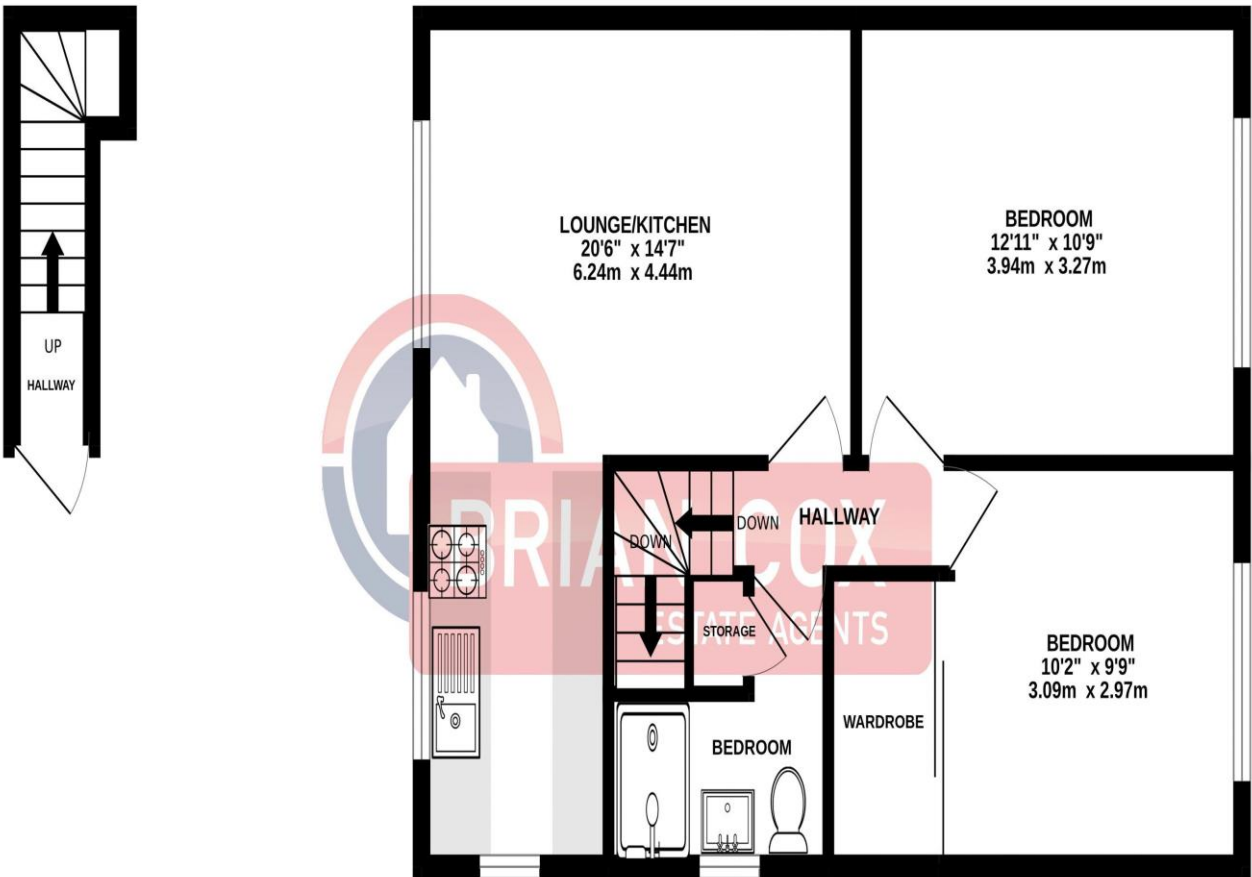


the floorplan...

GROUND FLOOR
31 sq.ft. (2.9 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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**
web: **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.



0208 578 1004
brian-cox.co.uk



TWO DOUBLE BEDROOM - FIRST FLOOR
MAISONETTE - LONG LEASE - REAR GARDEN -
CHAIN FREE. Brian Cox and Company are
delighted to offer to the market this beautifully
presented two bedroom first floor maisonette in
the ever popular Westridge area of Greenford.
The property briefly consists of two double
bedrooms, a bright good sized lounge, with an
open fitted kitchen and a modern fully tiled
shower room. The property benefits from a lease
in excess of 160 years, double glazing, gas central
heating and a private rear garden. Viewings are
highly recommended so call now to arrange
yours!!



£330,000
Leasehold

Ferrymead Gardens, Greenford UB6 9NE



in brief...

- Two Double Bedroom
- First Floor Maisonette
- Private Rear Garden
- Chain Free
- 163 Year Lease Remaining
- Westridge Location



the location...

nearest stations ...

Greenford (0.6 miles)
South Greenford (0.7 miles)
Northolt (1.2 miles)

Located within a 10 minute walk of Greenford Zone 4 Central Line Tube Station, which also benefits from an Overground Line to Paddington. The property is ideal for commuting into Central London by train. For those that drive the A40 is a minute drive away and offers excellent links into the city and out to the Home Counties. Bus routes are also in abundance from the Greenford Road and go to numerous locations, some of which include, Ealing, Southall, Hayes, Northwood and Harrow.

There are a number of local amenities close by including Greenford Broadway with its numerous shops and restaurants, Oldfield Recreation Ground, Ravenor Park, Northolt and Greenford Country Park and West Way Cross Retail Park.

There are also a number of local Schools some of which are Oldfield Primary School, Edward Betham Primary School, Costons Primary School and William Perkin CoFE High School.

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