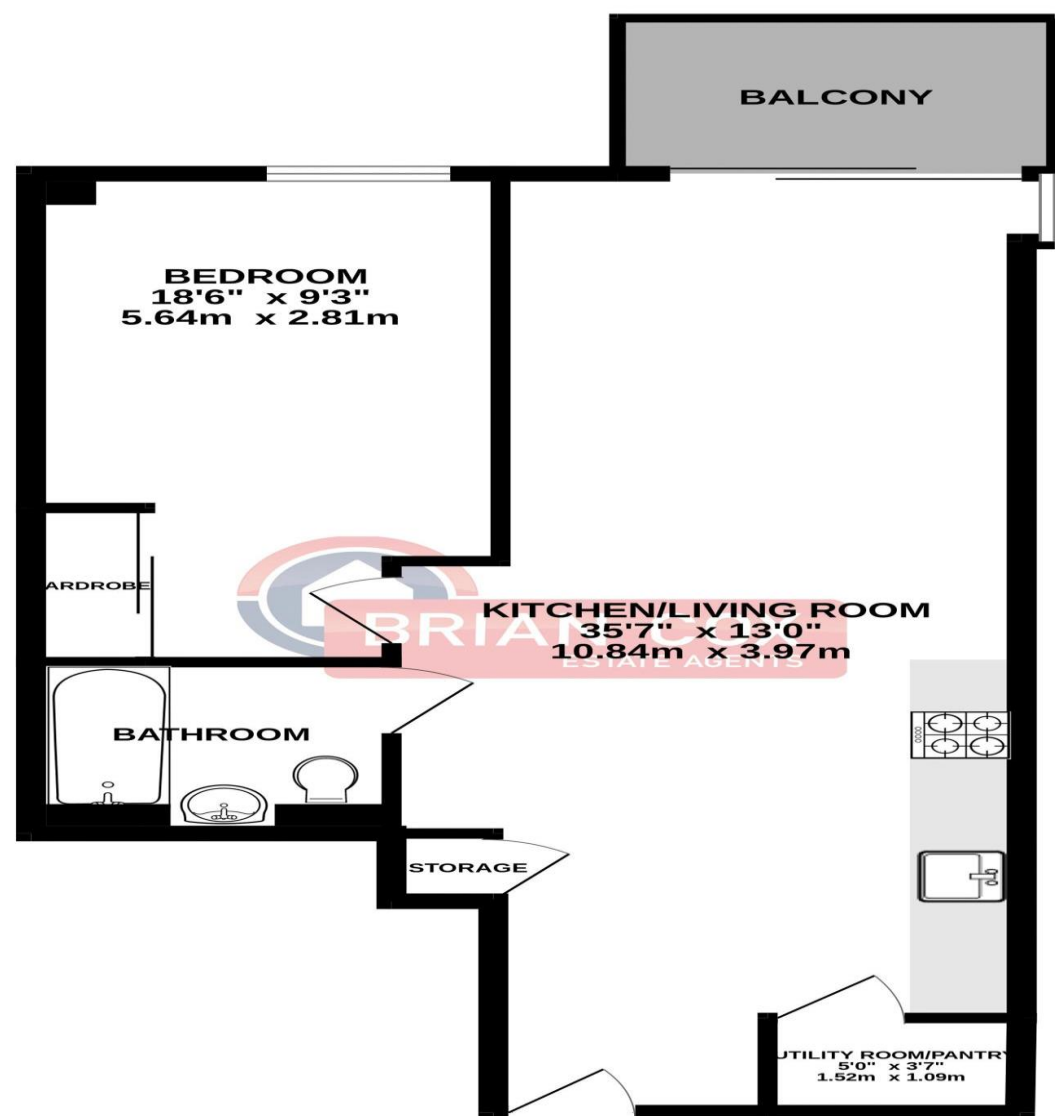


the floorplan...

SECOND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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**

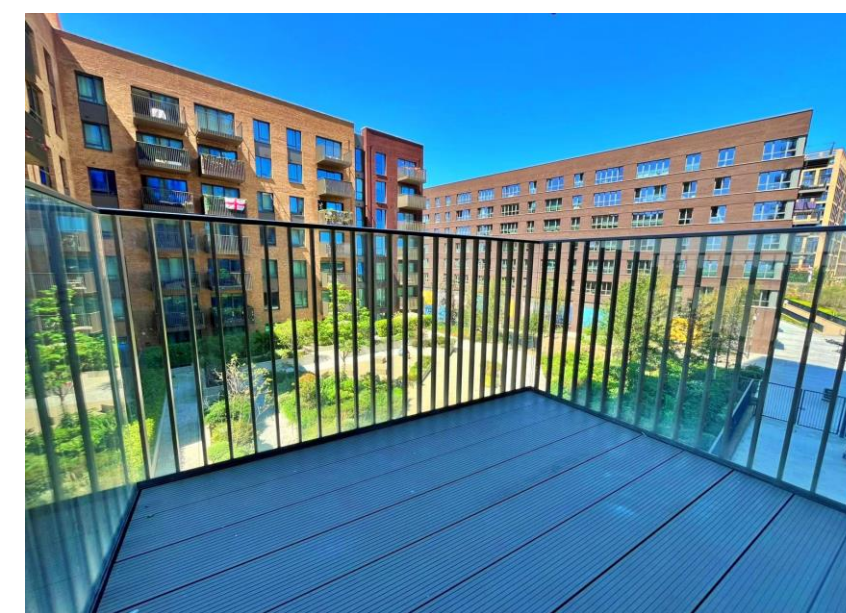
web: **www.brian-cox.co.uk**



0208 578 1004
brian-cox.co.uk



Brian Cox & Company are delighted to bring to the market this beautifully presented 2nd floor, 1 bedroom flat offering luxury canal-side living in the vibrant Greenford Quay development, just a short walk from Greenford Station (Central Line). The property is in lovely condition throughout, featuring a bright open-plan layout and a private balcony. Set right on the scenic Grand Union Canal with on-site cafes, restaurants, and coffee shops on your doorstep. Within the building you have full access to a gym, 24/7 concierge, modern communal workspaces if you work from home and a beautiful rooftop terrace. Perfect for first-time buyers or professional tenants seeking a stylish, well-connected home. Call now to arrange your viewing and avoid disappointment.



£350,000

Leasehold

Cobalt House, Bakery Walk, Greenford
UB6 0GJ

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...

- Modern Greenford Quay Development
- Second Floor
- Balcony
- Communal Amenities inc. Concierge, Cinema Room, Gym, Lounge and Work Space



the location...

nearest stations ...

Greenford (0.4 miles)
Sudbury Hill (1.1 miles)
Sudbury Hill Harrow (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 schools in the area which have a good or higher Ofsted report which include Wood End Academy, Greenwood Primary School, Horsenden Primary School and Petts Hill Primary School. If you have older children there are also local secondary schools which include William Perkin Church of England High School, Northolt High School and Rooks Heath College.

Property Highlights: Expansive open-plan living space combining kitchen, dining, and lounge areas Sleek, fully-fitted kitchen with integrated appliances Floor-to-ceiling windows throughout, flooding the space with natural light Private balcony – perfect for morning coffee or evening drinks Utility/storage room for added convenience Long lease of 900+ years Exclusive Resident Amenities (Cobalt House): Fully equipped gym with free weights, cardio equipment & cable machines, Concierge service (7:00 AM – 11:00 PM) Secure underground parking, Roof terrace access for panoramic views, Bike storage, Modern communal workspace with free Wi-Fi. Greenford Quay – At Your Doorstep: Co-op, Starbucks, and Esquires Coffee for your daily essentials UBX Boxing & The Gym Group (24/7) for fitness. Kayak and Brompton bike rentals for outdoor adventures Paws Veterinary Clinic, Monkey Puzzle Nursery, dog parks, and children's playgrounds for family needs. Summer community events featuring diverse food vendors.

Transport & Connectivity: Just 7 minutes' walk to Greenford Station (Central Line + Overground) Approx. 15 minutes' walk to Sudbury Hill Station (Piccadilly Line) Quick access to Ealing Broadway and the Elizabeth Line Close to Westway Cross Retail Park, Tesco Express, petrol station, and David Lloyd Gym