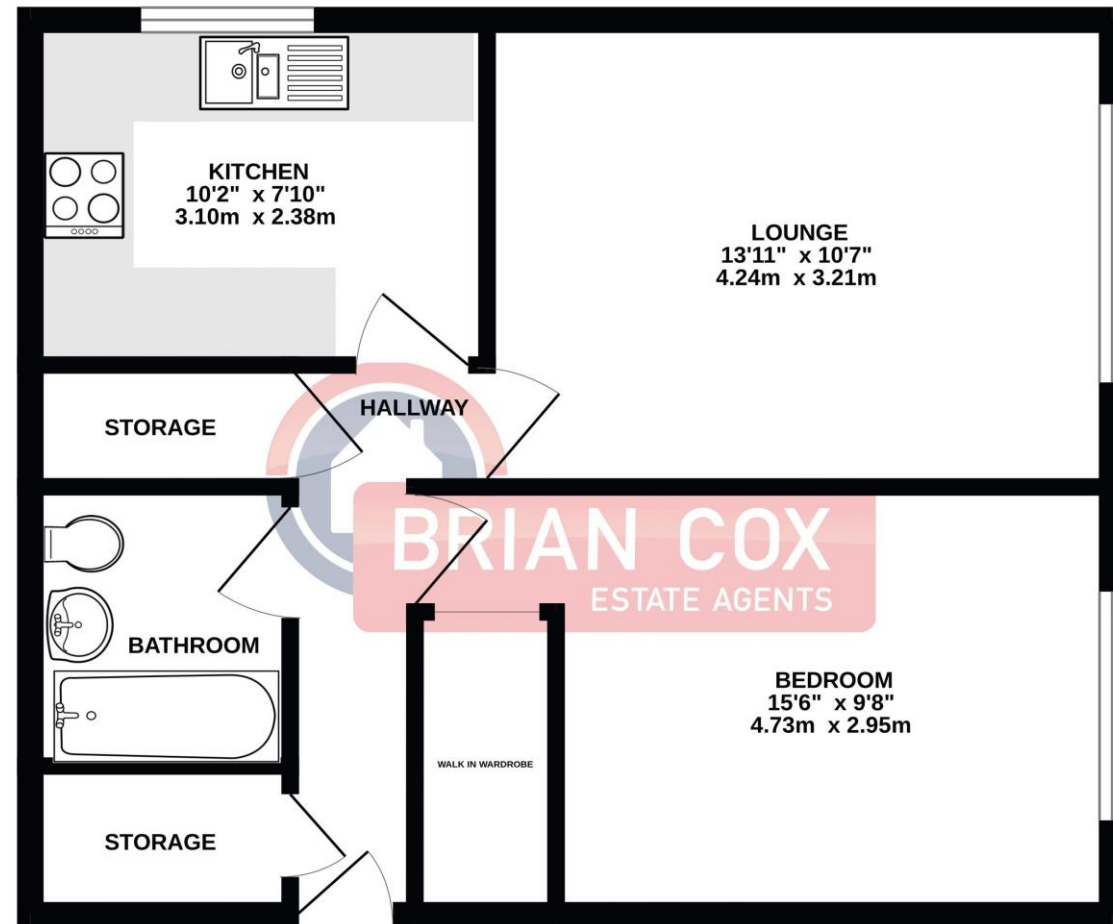


the floorplan...

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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 Harrow: 020 8912 0006**
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web: www.brian-cox.co.uk



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020 8912 0006
brian-cox.co.uk



Brian Cox and Company is delighted to bring to the market this well-presented one-bedroom ground floor flat offering bright and spacious accommodation, making it an ideal first-time purchase or investment opportunity.

The property features a generously sized and light-filled double bedroom, complemented by a large storage cupboard that has been cleverly converted into a practical walk-in wardrobe, providing excellent additional storage and dressing space. The accommodation further comprises a modern fitted kitchen, a neutral family bathroom and a welcoming living area ideal for both relaxing and entertaining.

Additional benefits include ample storage throughout, double glazing, gas central heating, communal gardens, and residents' parking. For added peace of mind and long-term value, the property will be sold with a new lease upon completion.

Conveniently located close to local amenities, transport links, and green open spaces, this attractive ground floor flat represents a fantastic opportunity to acquire a comfortable and well-maintained home in a sought-after Greenford location



£240,000
Leasehold

Hendren Close, Greenford
UB6 0SH



in brief...

- One Bedroom
- Ground Floor Apartment
- Double Glazed / Gas Central Heating
- Communal Rear Garden and Parking
- Master Bedroom with Walk-in-Wardrobe
- New Lease on Completion of 175 Years



the location...

nearest stations ...

- Sudbury Hill (0.5 miles)
- Sudbury Hill Harrow (0.5 miles)
- Northolt Park (0.6 miles)

Greenford has a history dating back to the Domesday Book of 1086. Originally a rural farming community, the area experienced significant growth during the late 19th and early 20th centuries following the expansion of rail services, the Grand Union Canal, and major road networks. Over time, Greenford evolved into a well-established suburban district while retaining links to its historic origins.

The area benefits from a wide range of local amenities, including supermarkets, retail parks, cafés, restaurants, healthcare services, and leisure facilities. Residents also have access to nearby green spaces such as Horsenden Hill and Perivale Wood, while excellent road and rail connections provide convenient travel across London and beyond.

From a schooling point of view the area is served by a variety of well-regarded primary and secondary schools, including several schools rated Good or Outstanding by Ofsted. Families benefit from access to a range of educational options, including state, faith and independent schools within a short distance of the property.