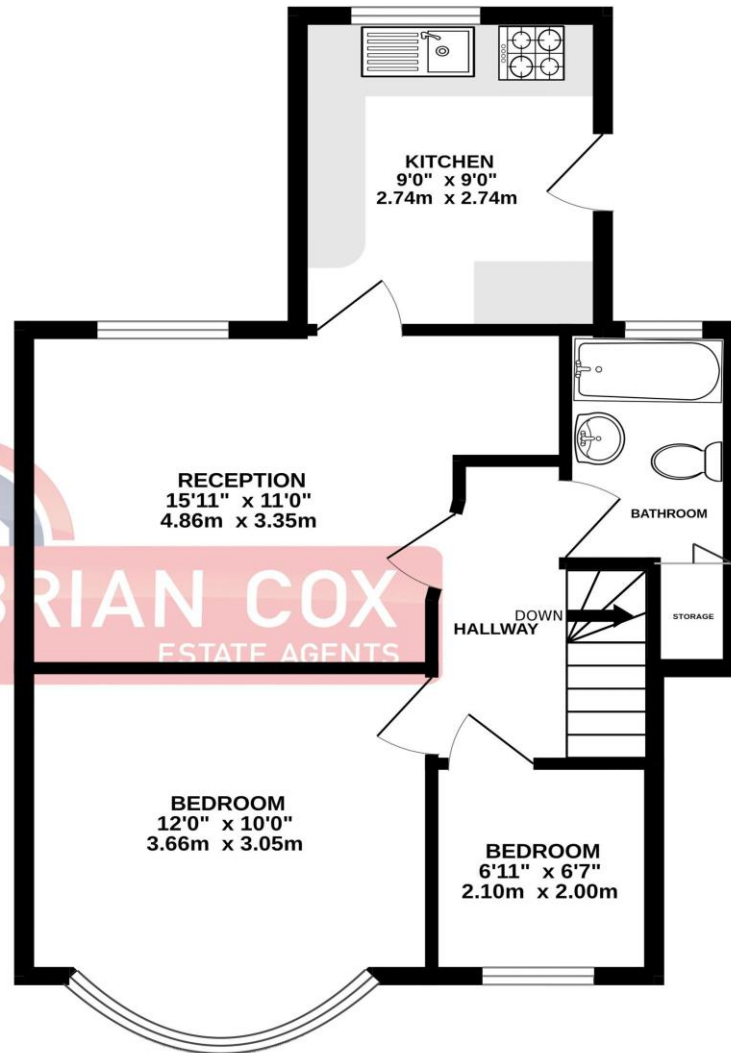
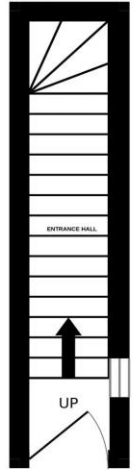


the floorplan...

GROUND FLOOR
43 sq.ft. (4.0 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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



TWO BEDROOM - FIRST FLOOR - REAR GARDEN - LONG LEASE. Brian Cox and Company are proud to present this two bedroom first floor maisonette 0.4 miles from Greenford Station. The property briefly comprises a landing area with access to the loft, two bedrooms, family bathroom, good sized lounge and a fitted kitchen. Further benefits include double glazing, gas central heating, rear garden and is being offered for sale with no onward chain. This property would make an ideal first time buy or buy to let investment, so call now and arrange your chance to view!!



£299,950
Leasehold

Stanley Avenue, Greenford, UB6 8NW

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
- First Floor Maisonette
- Close to Greenford Station
- Chain Free
- Approximately 169 Year Lease
- Private Rear Garden



the location...

nearest stations ...

- Greenford (0.4 miles)
- Northolt (0.7 miles)
- South Greenford (1.0 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 Oldfield Primary School, Coston Primary School, Edward Betham Church of England Primary School and Selborne Primary School.

If you have older children there are several local secondary schools nearby which include William Perkin Church of England High School, Brentside High School, The Cardinal Wiseman Catholic School and Northolt High School.