



EASTCOTE AVENUE
GREENFORD, UB6 0NR

£2,300 PER MONTH

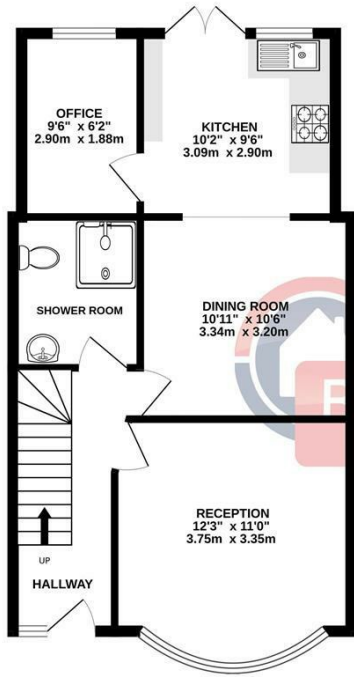
Brian Cox & Company are pleased to present to the market this well-maintained three-bedroom family home, ideally situated on a popular residential road on the border of Greenford and Sudbury Hill.

The property offers spacious and practical accommodation throughout, comprising a welcoming entrance hall, a bright front reception room, a generous rear reception/dining room, and an extended fitted kitchen with access to a separate home office, ideal for those working from home or in need of additional flexible space.

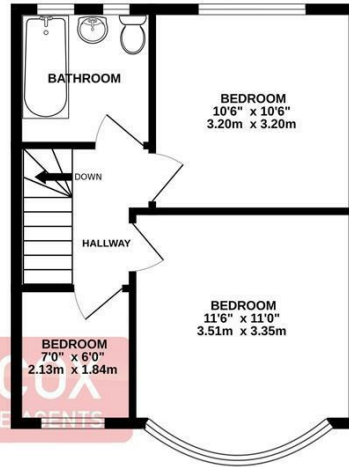
Upstairs are three well-proportioned bedrooms and a family bathroom, while the ground floor also benefits from a convenient shower room.



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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