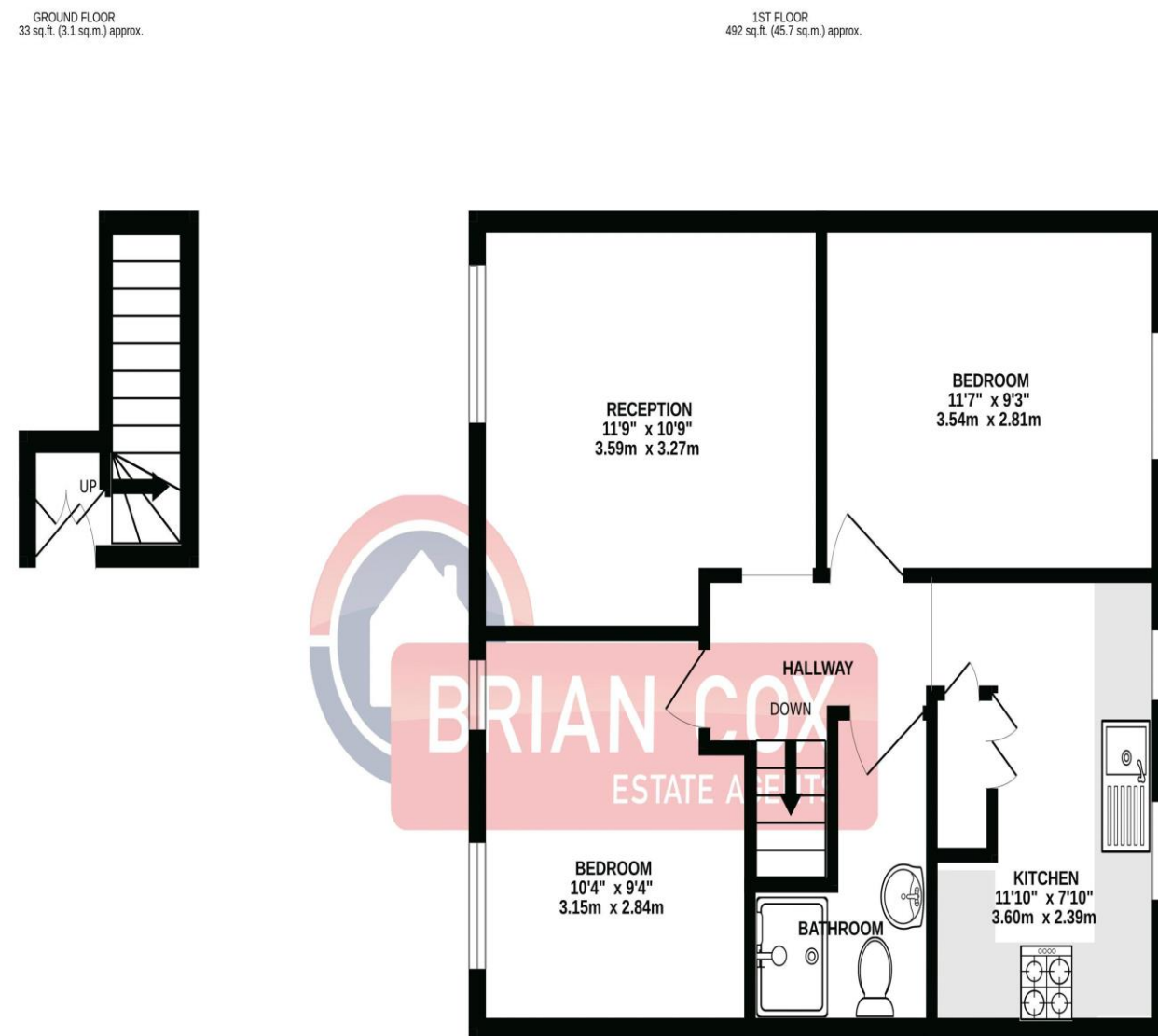


the floorplan...



0208 578 1004
brian-cox.co.uk



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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**



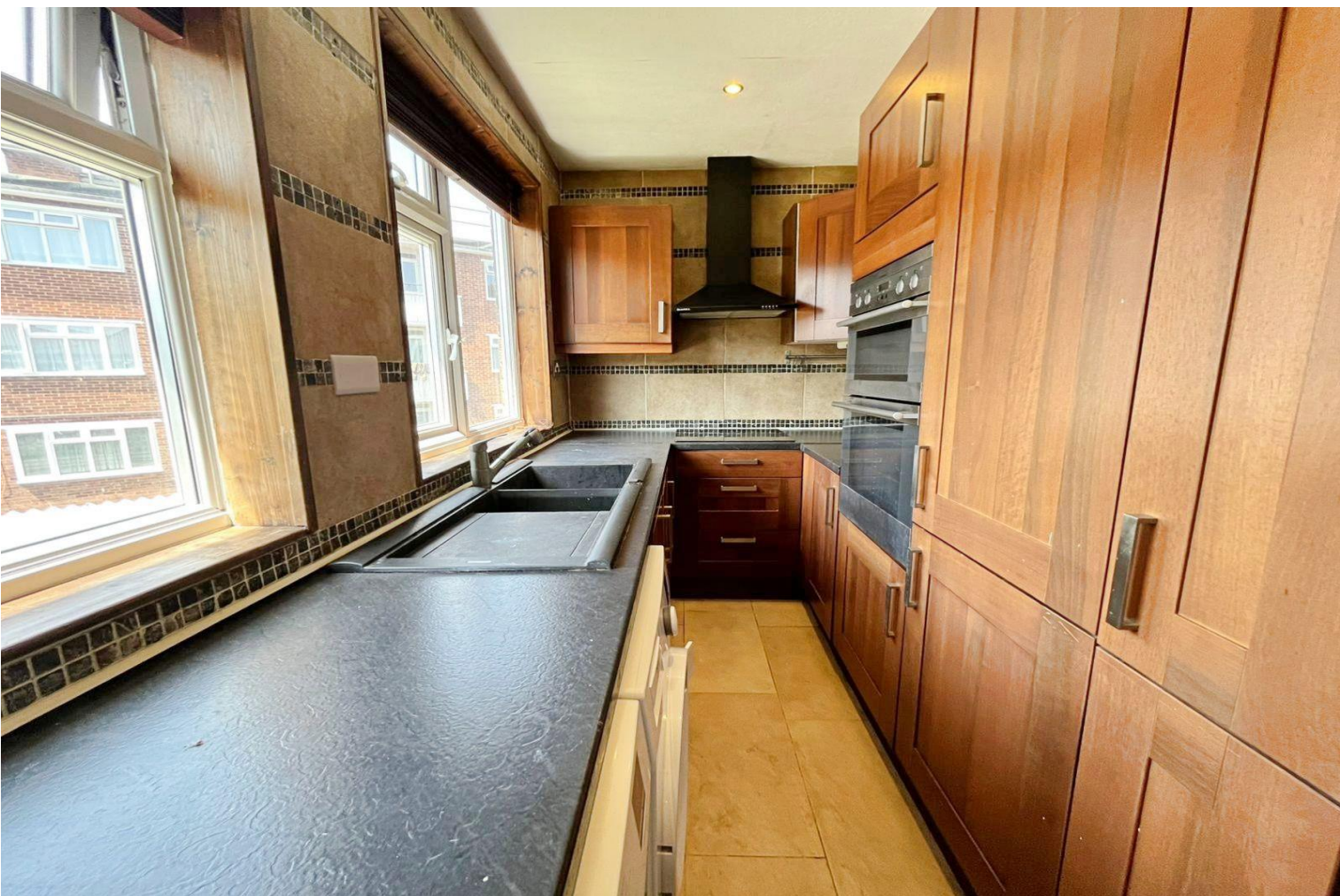
FIRST FLOOR - TWO BEDROOM - CHAIN FREE - OFF STREET PARKING - LONG LEASE. Brian Cox and Company are proud to offer to the market this first floor two double bedroom maisonette. The property briefly benefits from two good sized bedrooms, family bathroom, fitted kitchen, lounge and its own private rear garden. Further benefits include off street parking, double glazing, gas central heating, and ample storage. All in all this is one property not to be missed so call now to arrange your chance to view!!



£280,000
Leasehold

Shelley Avenue, Greenford, UB6 8RU

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
- Approx - 142 Year Lease
- No Service Charge
- Off Street Parking
- Close to Transport Links



the location...

nearest stations ...

South Greenford (0.5 miles)
Greenford (0.7 miles)
Castle Bar Park (0.9 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 Coston Primary School, Edward Betham Church of England Primary School, Oldfield Primary School and Our Lady of the Visitation Catholic Primary School.

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