



## 7, fairlight court Oldfield Lane South, Greenford, UB6 9JR

This charming flat on Oldfield Lane South offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a peaceful retreat while remaining close to the hustle and bustle of London.

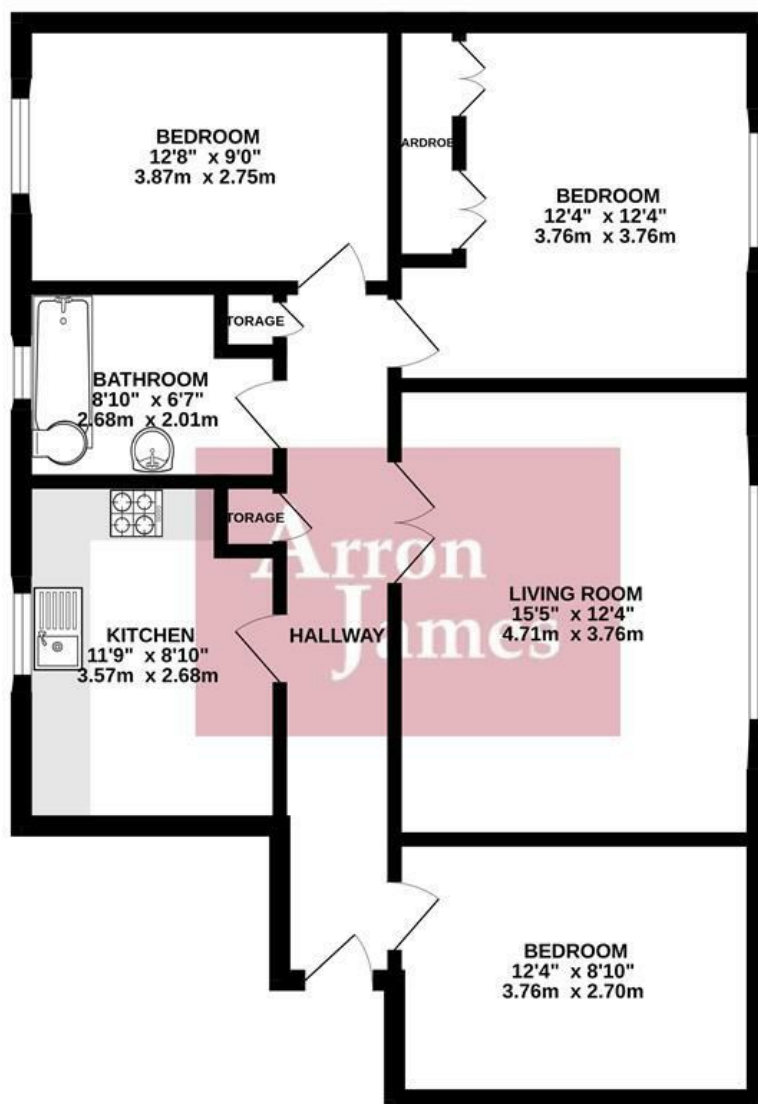
The flat features a welcoming reception room, providing a warm space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. The property also benefits from off-street parking, a valuable asset in this bustling area, along with a garage and a shed, offering additional storage options.

Further highlights include triple glazing throughout, ensuring excellent insulation and noise reduction, and a share of freehold arrangement. The property also boasts an impressive lease of approximately 990 years remaining, providing long-term security and peace of mind.

One of the standout features of this location is its excellent transport links. The A40 is easily accessible, allowing for a swift commute into central London — perfect for those who work in the city. Additionally, Greenford Station, which serves the Elizabeth Line, is nearby, further enhancing connectivity for both work and leisure.

**£365,000**

GROUND FLOOR  
820 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		