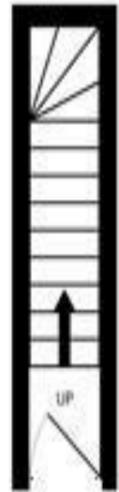


the floorplan...

OVERSEAS FLOOR  
25 sq ft (2.3 sq m) approx.

FIRST FLOOR  
520 sq ft (48.7 sq m) approx.



TOTAL FLOOR AREA: 560 sq.ft (52.0 sq.m.) approx.

While 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.  
Made with Metropix 1/2025

more details from...

call: **Brian Cox Greenford: 0208 578 1004**

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web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



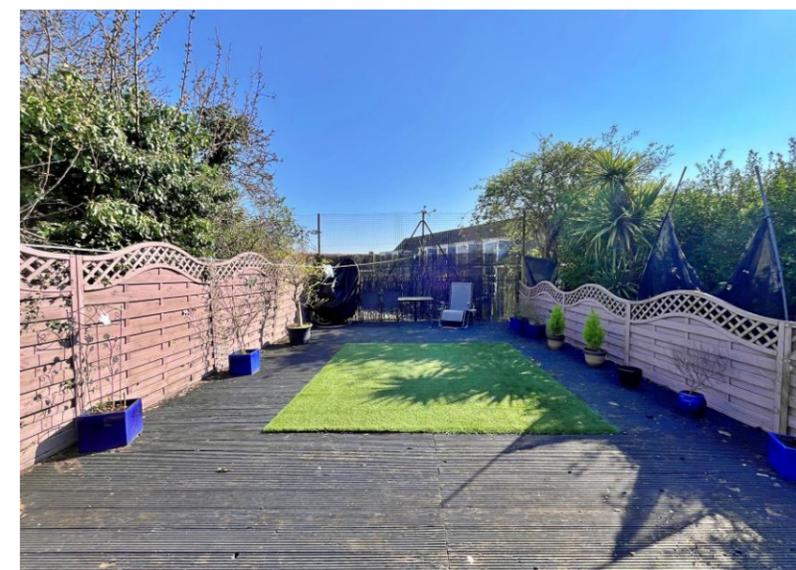
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)

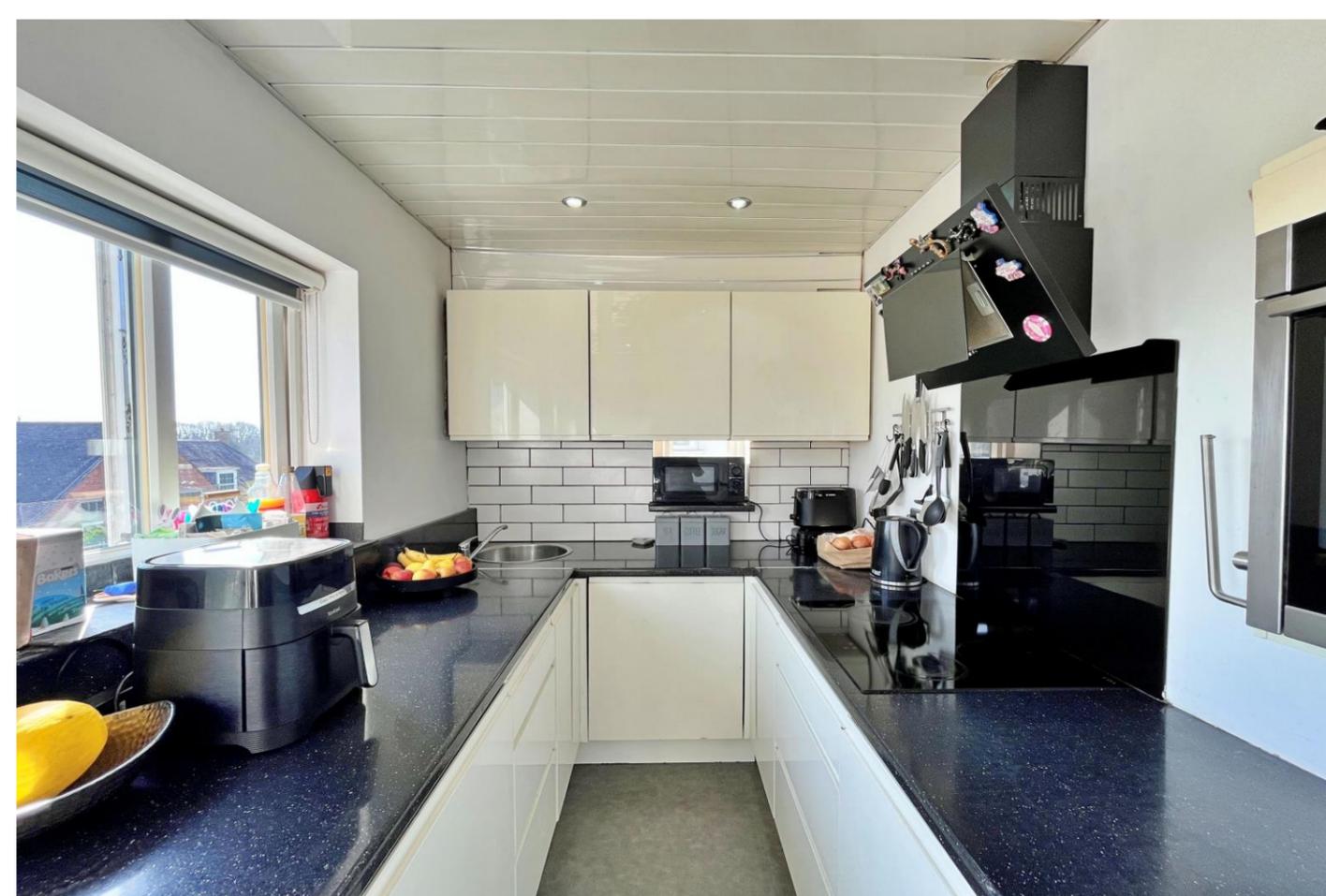


Brian Cox and Company are delighted to offer to the market this beautifully presented two double bedroom first floor maisonette located in the heart of the Westridge. The property briefly consists of two bedrooms, a modern family bathroom, an open plan living/kitchen room and a private rear garden. Further benefits include double glazing, gas central heating, private rear garden and plenty of natural light. Viewings are highly recommended so call now to arrange yours!!



£340,000  
Leasehold

Goring Way, Greenford UB6 9NN



## in brief...

- Two Double Bedrooms
- First Floor Maisonette
- Beautiful Condition Throughout
- Open Plan Living/Kitchen
- Private Rear Garden
- Popular Residential Road



## the location...

- ### nearest stations ...
- Greenford (0.6 miles)
  - South Greenford (0.7 miles)
  - Northolt (1.2 miles)



Located in a sought after residential road of Greenford's Westridge Estate just 0.6 miles walk from Greenford Central Line and Overground Station which is ideal for commuting into Central London by train. For those that drive the A40 is a minute drive away and offers excellent links into the city and out to the Home Counties. Bus routes are also in abundance from the Greenford Road and go to numerous locations, some of which include, Ealing, Southall, Hayes, Northwood and Harrow.



There are a number of local primary schools close to the property, these include Edward Betham Church of England Primary School, Coston Primary School, Oldfield Primary School to name a few.

There are also a number of Secondary Schools including William Perkin Church of England High School, Greenford High School and Cardinal Wiseman Catholic School.

