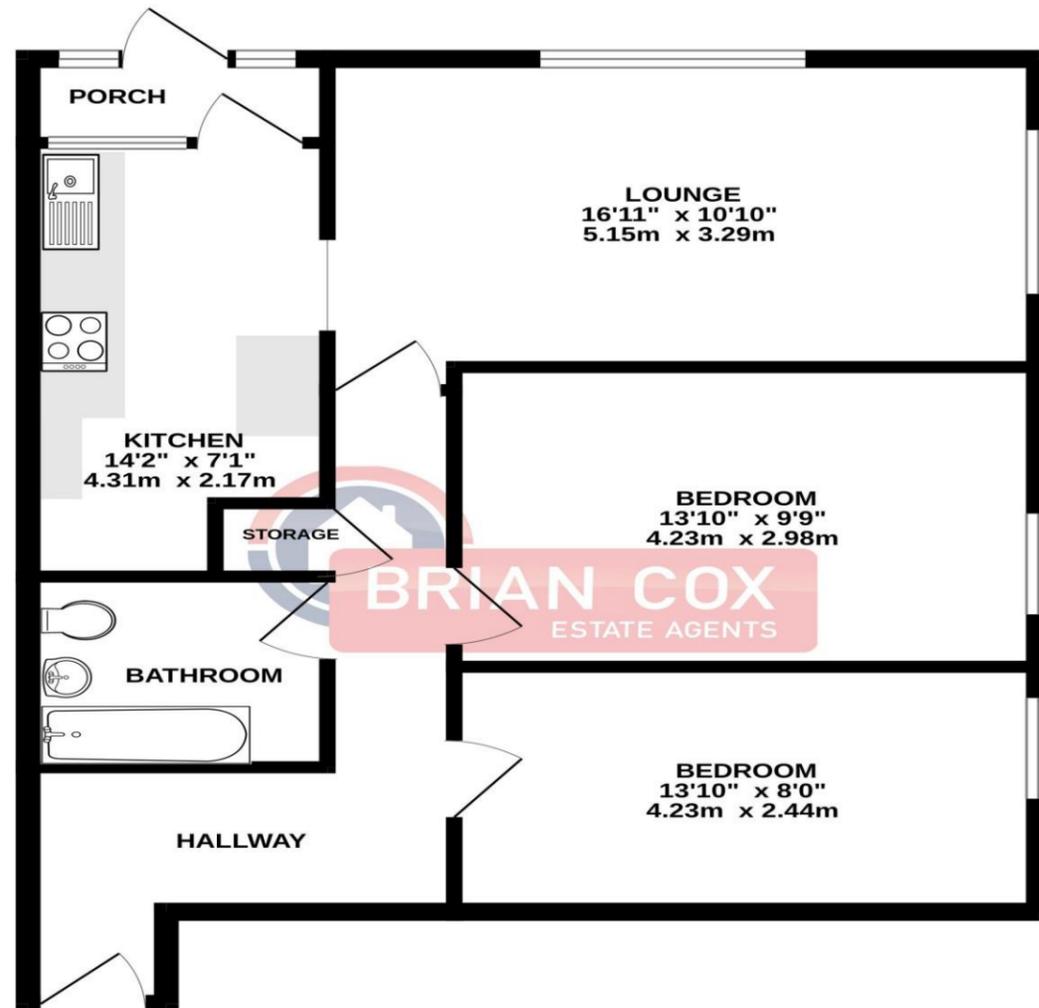


the floorplan...

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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



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brian-cox.co.uk



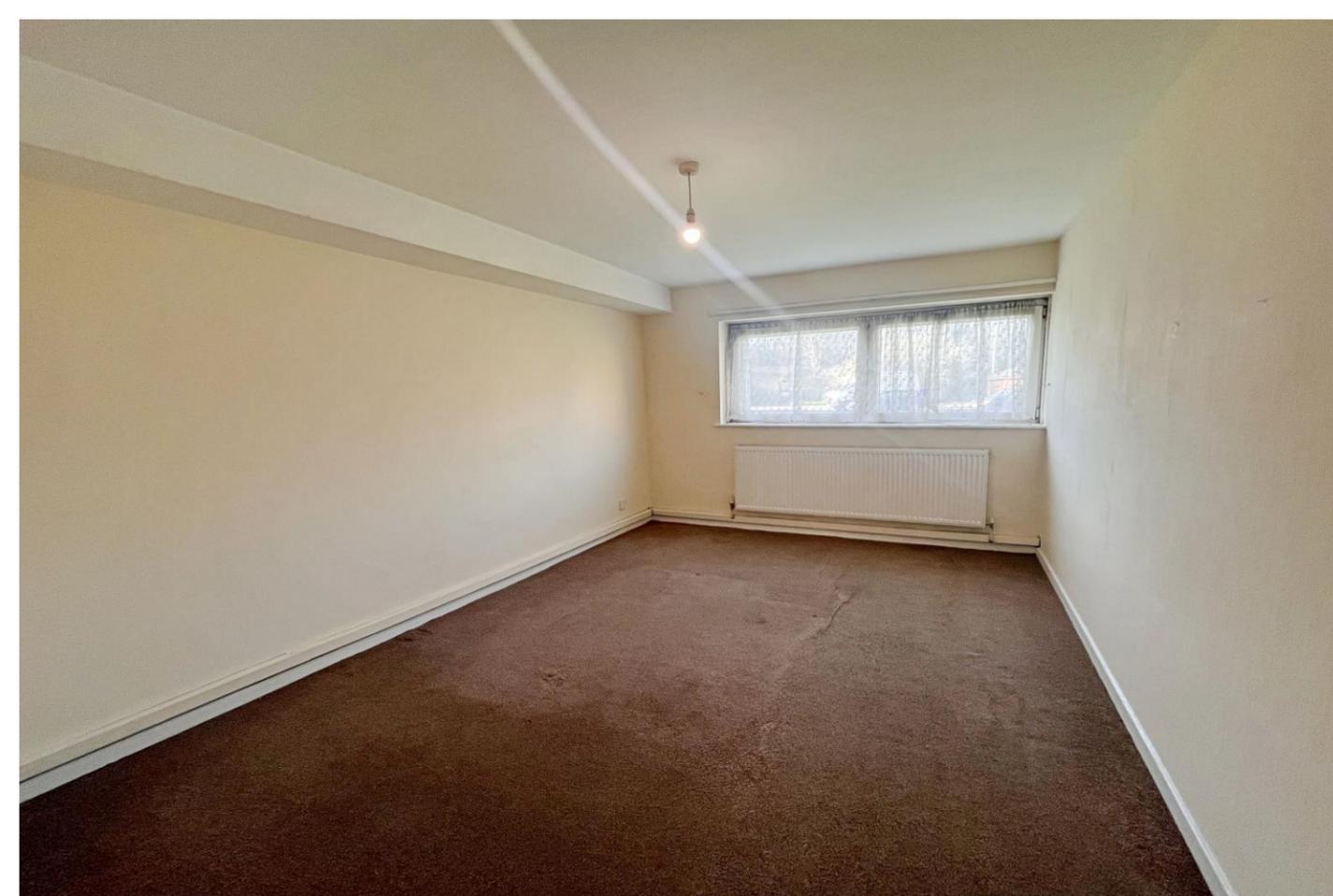
Brian Cox and Company are delighted to bring to the market this spacious ground floor apartment with easy access to West Ealing Station (Elizabeth Line & Crossrail). The property briefly consists of two double bedrooms, a good sized living/dining room, a new kitchen and a fully tile family bathroom. Further benefits include gas central heating and double glazing. This would make an ideal first time buy or buy to let investment so call today to arrange your viewing!!!



£265,000
Leasehold

Gurnell Grove, London W13 0AD

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
- Ground Floor Apartment
- Chain Free
- Close to Transport Links
- Approx 84 Years Lease
- Parking



the location...

nearest stations ...

Castle Bar Park (0.5 miles)
South Greenford (0.5 miles)
Perivale (0.5 miles)



The property is situated in the London Borough of Ealing and benefits from a number of local amenities including Gurnell Grove Leisure Centre, Pitshanger Library, Ealing Golf Club and Ealing Central Sports Ground to name a few.

It is a short walk through the park to Pitshanger Village, with its shops, cafes and restaurants. There are many local primary schools situated close to the property some of these include North Ealing Primary School, Brentside Primary School, Selborne Primary School and Vicar's Green Primary School.

If you have older children there are also local secondary schools some of these include Brentside High School, Drayton Manor High School and The Cardinal Wiseman Catholic School.

