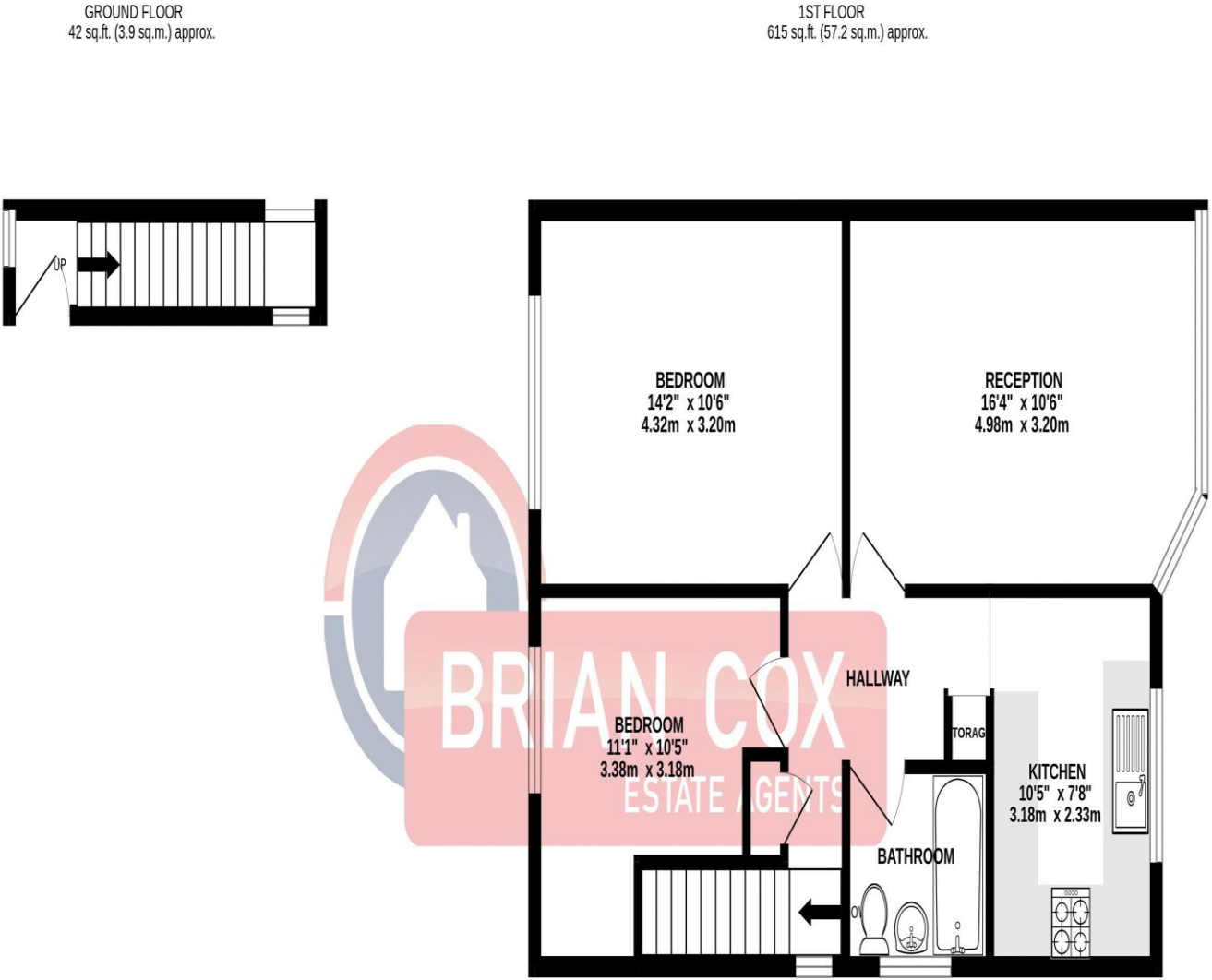


the floorplan...



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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**



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  
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TWO BEDROOM - FIRST FLOOR MAISONETTE  
- REAR GARDEN - CHAIN FREE. Brian Cox and Company are delighted to bring to the market this two-bedroom first floor maisonette. The property is conveniently located within easy reach of the Greenford Station, the a40, local shops and schools. The property briefly consists of two bedrooms, a lounge, family bathroom and kitchen. Further benefits include a long lease, rear garden and it is available with no onward chain. Viewings are highly recommended so call now to arrange your chance to view!!



£315,000  
Leasehold

Blenheim Close, Greenford UB6 8ET





## in brief...

- Two Bedroom
- First Floor Maisonette
- Chain Free
- Rear Garden
- Convenient Location
- Approx 129 Year Lease



## the location...

### nearest stations ...

South Greenford (0.4 miles)  
Greenford (0.5 miles)  
Perivale (1.0 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.

There are several local primary schools in the area which include Coston Primary School, Oldfield Primary School, Edward Betham CofE Primary School and Selborne Primary School.

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