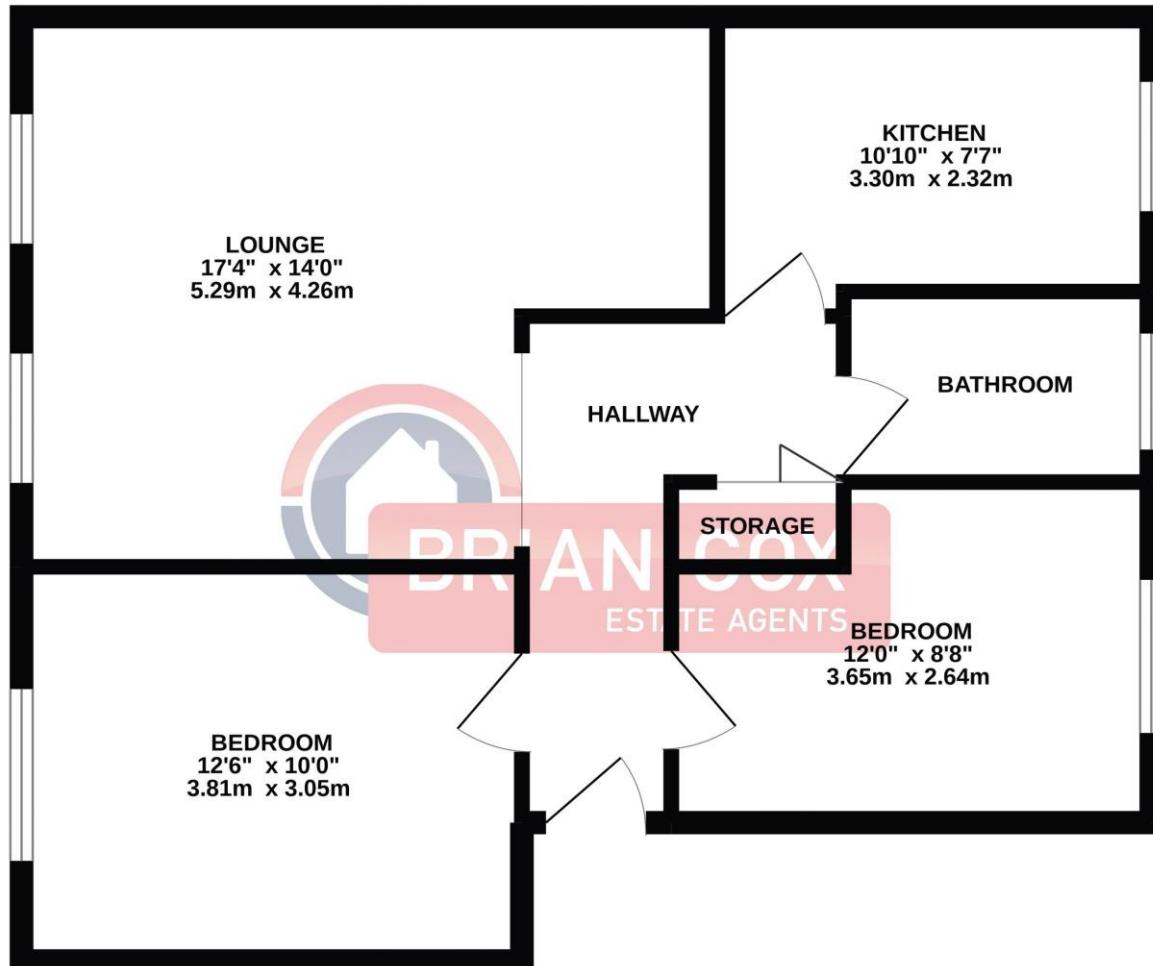


# the floorplan...

FIRST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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...

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**TWO BEDROOM - FIRST FLOOR  
APARTMENT - NO CHAIN - LONG LEASE -  
ALLOCATED GARAGE.** Brian Cox and  
Company are delighted to offer to the  
market this good-sized two bedroom first  
floor apartment. The property benefits  
from two double bedrooms, a 17ft  
lounge, separate fitted kitchen and a  
family bathroom. Further benefits include  
double glazing, gas central heating,  
access to a communal garden, allocated  
garage and no onward chain. Viewings  
are available now so call to arrange yours  
and avoid disappointment!!



£289,950

Leasehold

Barbican Road, Greenford UB6 9DH

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 Purpose Built Apartment
- No Chain
- Double Glazed / Gas Central Heating
- Communal Garden
- Long Lease



## the location...

### nearest stations ...

Hanwell (1.2 miles)  
Castle Bar Park (1.2 miles)  
Southall (1.3 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 Greenford which include Allenby Primary School, Stanhope Primary School, Our Lady of the Visitation Catholic Primary School and Mayfield Primary School.

If you have older children there are also local secondary schools nearby these include Dormers Wells High School, The Cardinal Wiseman Catholic School and Greenford High School.