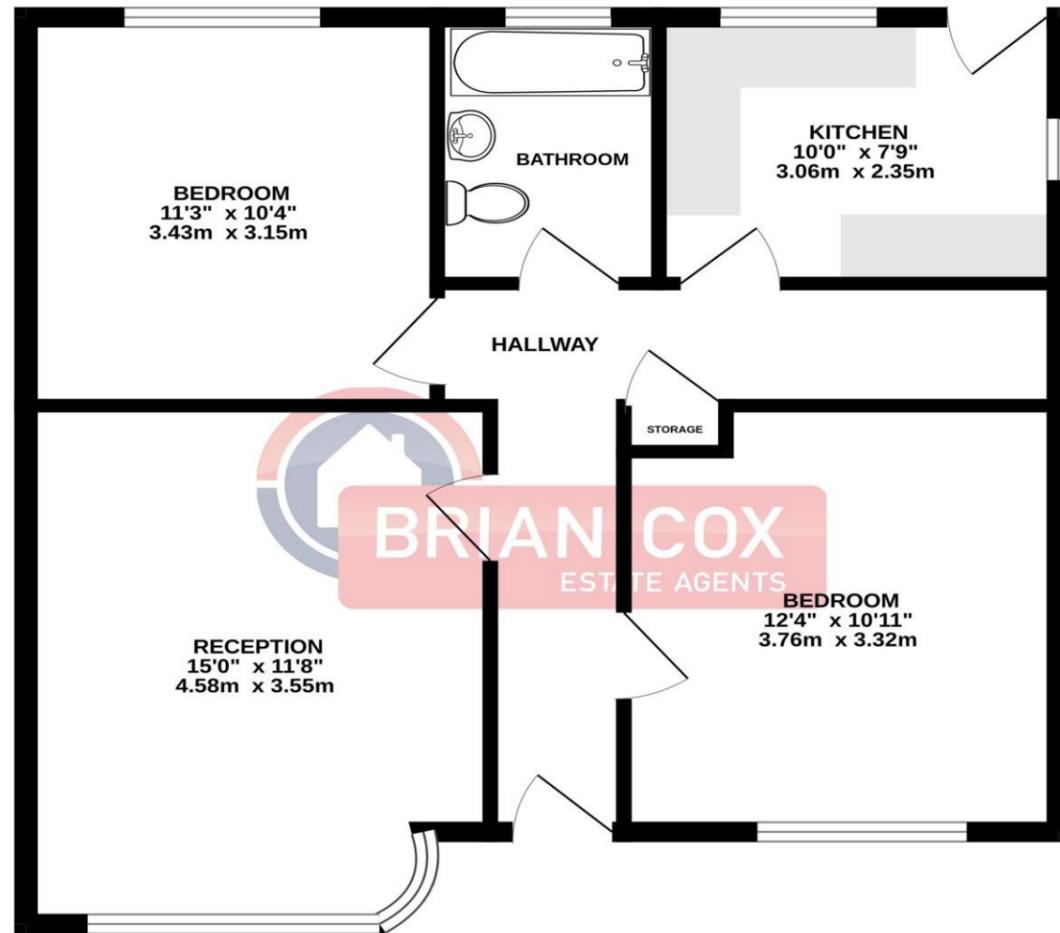


the floorplan...

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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**

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web: www.brian-cox.co.uk



0208 578 1004
brian-cox.co.uk



TWO BEDROOM - CHAIN FREE - FRONT AND REAR GARDENS. Brian Cox and Company are delighted to bring to the market this larger-than-average two-bedroom ground floor maisonette which offers generous space both inside and out. Benefiting from front and rear gardens, long lease and convenient location making it an ideal choice for first time buyers and investors. Internally, the property boasts a spacious layout with ample room throughout. The property comprises two double bedrooms, a bright and airy living room, a fitted kitchen, and a bathroom. Viewings are highly recommended to fully appreciate the size, condition, and prime location of this delightful home.



£350,000
Leasehold

Clifton Road, Greenford UB6 8SW

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 Maisonette
- Chain Free
- Approx 116 Year Lease
- Front and Rear Gardens
- Convenient Location



the location...

nearest stations ...

South Greenford (0.7 miles)
 Castle Bar Park (0.8 miles)
 Greenford (1.0 miles)



Located in between Ruislip Road East & the Greenford Road gives you everything you will need right on your door step. Commuting to work could not be any easier with bus routes going directly to Greenford, Southall, Hanwell and Ealing train stations and many other destinations.

You also have the A40 which is a two minute drive away and offers a quick link into London or out to the Home Counties.

The property is in good catchment area to local schools some of these include Stanhope Primary School, Mayfield Primary School, Coston Primary School, Brentside High School and Cardinal Wiseman Secondary School.

