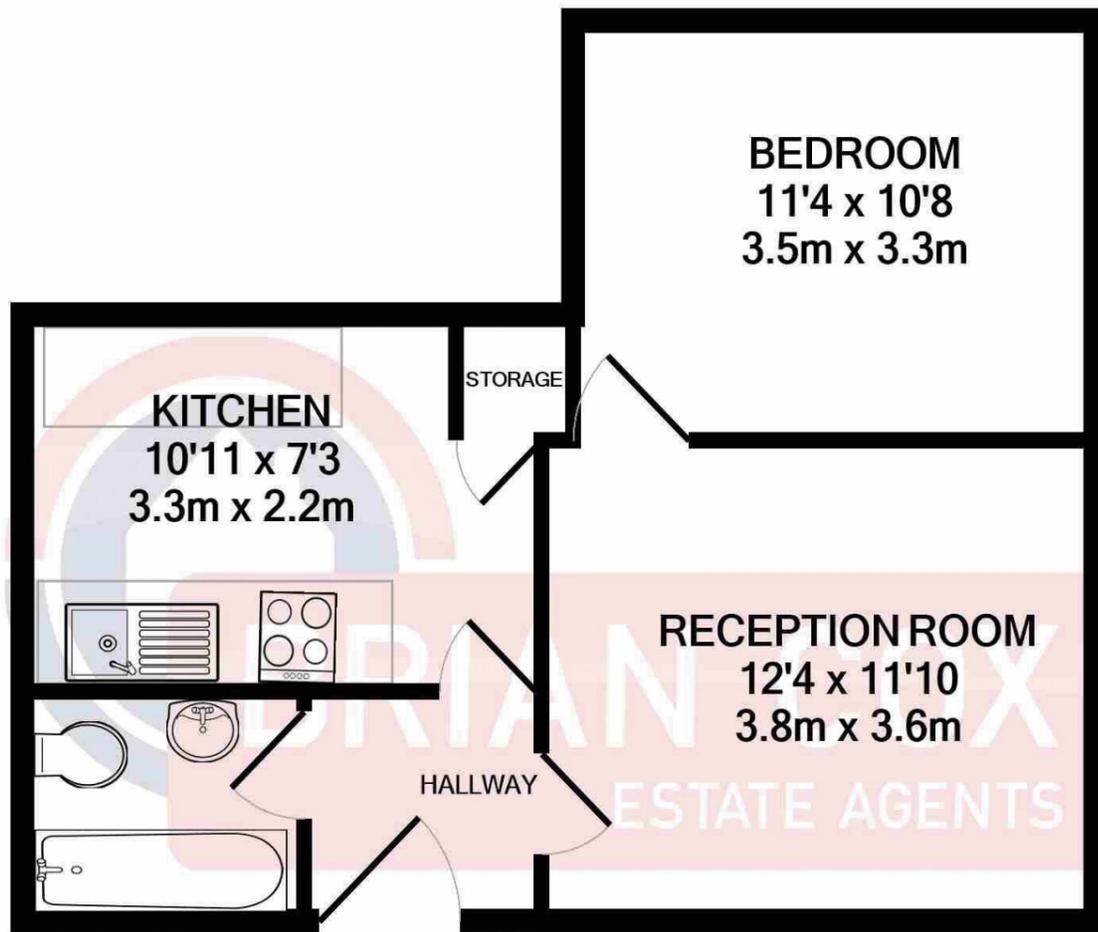


## the floorplan...



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 North Greenford: 0208 578 1004  
**email:** emma.gerald@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



Brian Cox and Company are delighted to offer to the market this first floor flat in a convenient and popular location for local schooling, amenities, and public transport. The property briefly comprises spacious lounge, fitted kitchen, one bedroom and a private garden. The property is in good condition however needs updating to fully appreciate what it has to offer. Call now to arrange your opportunity to view and avoid disappointment!!



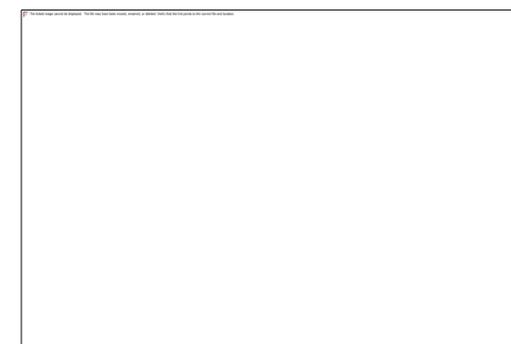
£275,000  
Leasehold

Kennedy Road, London W7 1JL



**in brief...**

- One Bedroom
- First Floor Flat
- Private Garden
- Convenient Location
- Double Glazed / Gas Central Heating



**the location...**

**nearest stations ...**

- Castle Bar Park (0.4 miles)
- South Greenford (0.6 miles)
- Drayton Green (0.7 miles)

Hanwell is a hidden gem with beautiful green areas West of Greenford Avenue with a very rural feel. There are a good variety of properties that make the area quite unique coupled with great canal walks/ open spaces for cycling.

Above all Hanwell has a very good community spirit and good transport links including Hanwell Station which is just (1.1 miles) away which provides easy access to London Paddington (Great Western Services), Heathrow (Heathrow Connect) which will have the benefit of Crossrail services into the city.

There are many local primary schools situated close to the property some of these include Brentside Primary School, Mathilda Marks-Kennedy Jewish Primary School, Mayfield Primary School and Castlebar School.

If you have older children there are also local secondary schools which include The Cardinal Wiseman Catholic School, Ealing Alternative Provision and Drayton Manor High School.

