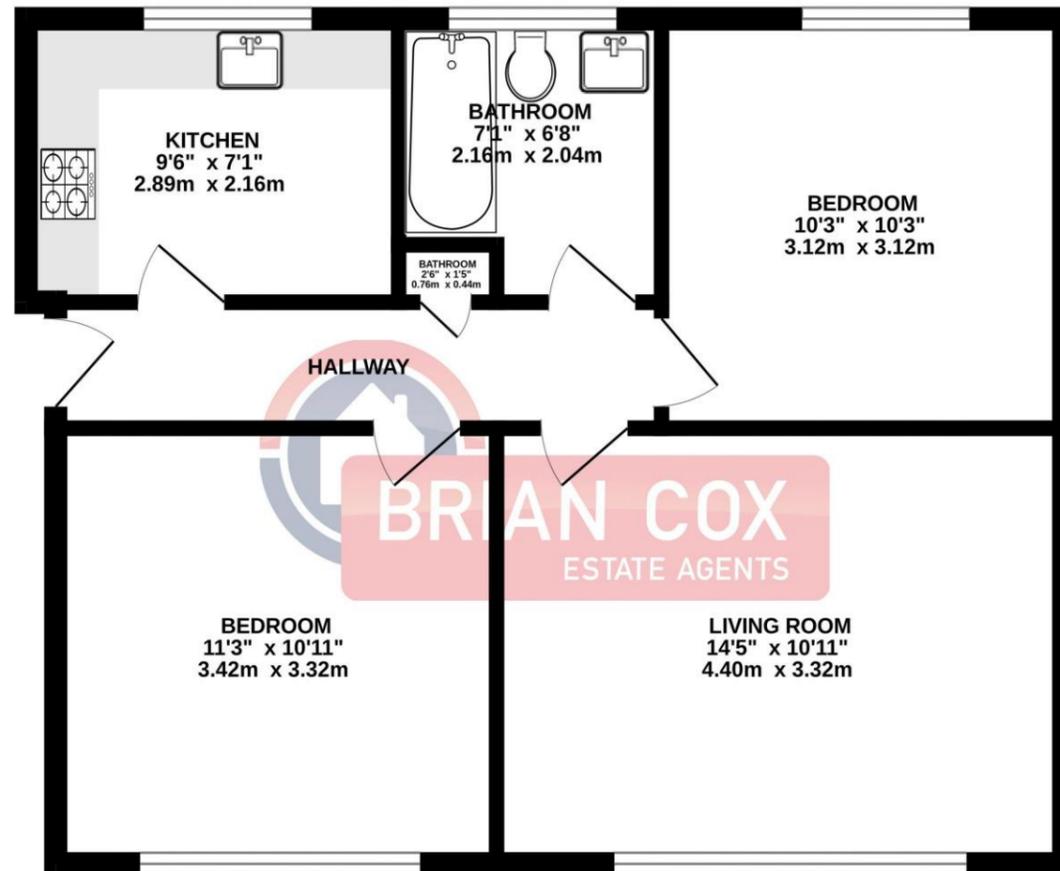


# the floorplan...

GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.9 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**  
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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.



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[brian-cox.co.uk](http://brian-cox.co.uk)

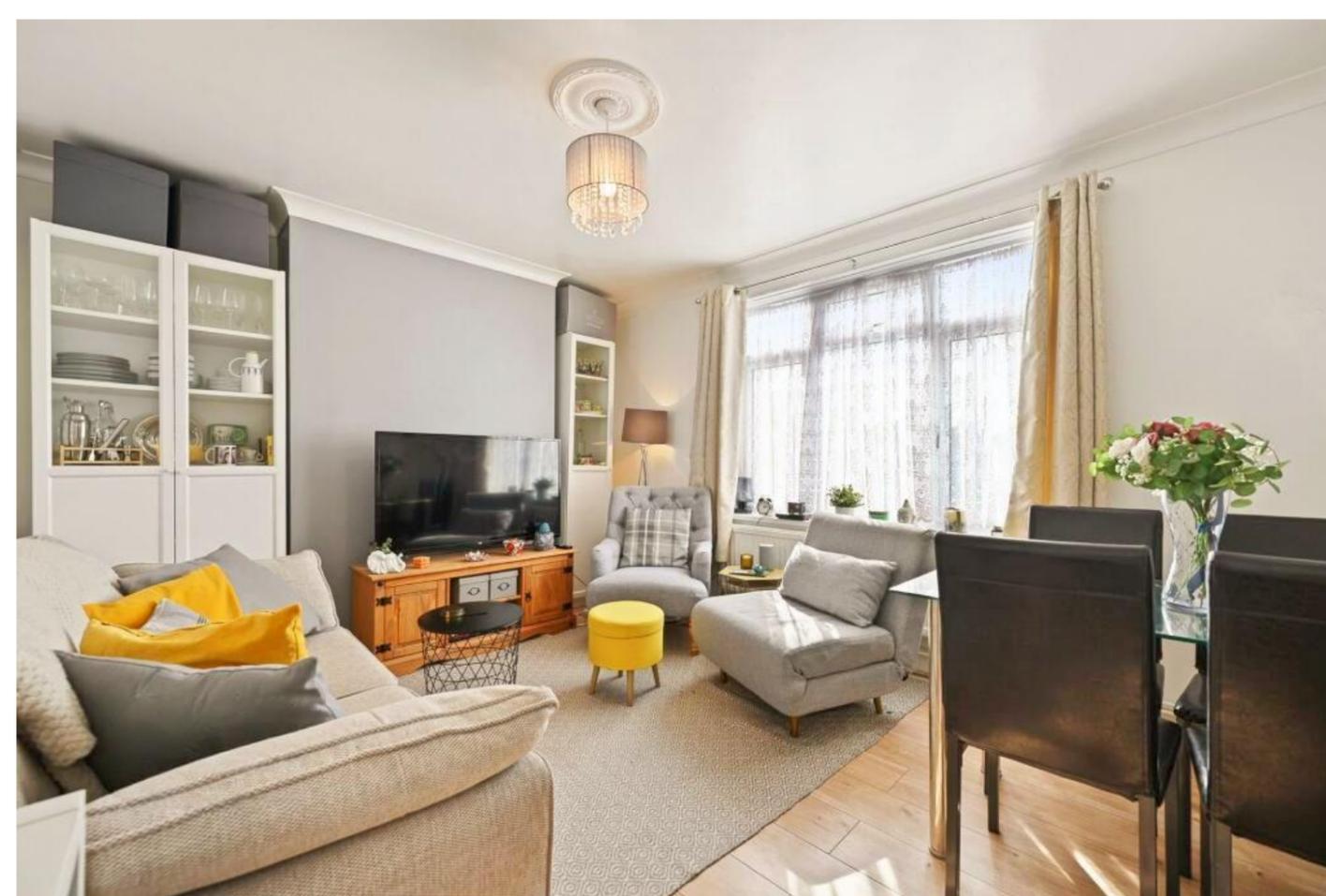


Brian Cox & Co are glad to present an excellent opportunity to acquire this beautifully presented two double bedroom flat situated on Ruislip Road, Greenford. Finished to a stunning condition throughout, the property offers bright and spacious living accommodation, modern interiors, and a well-maintained layout ideal for first-time buyers, professionals, or investors alike. Both bedrooms are generous doubles, providing comfortable and versatile living space. Further benefits include off-street parking, adding convenience and practicality to this superb home. Ideally located close to local shops, amenities, reputable schools, and excellent transport links, this property combines style, comfort, and accessibility in a highly desirable area. Early viewing is highly recommended to fully appreciate what this fantastic flat has to offer.



£320,000  
Leasehold

Ruislip Road, Greenford UB6 9RU



## in brief...

- Two Double Bedrooms
- Refurbished Throughout
- Off Street Parking
- Close to local amenities
- 103 Years Lease
- Outside Storage



## the location...

### nearest stations ...

Greenford (1.1 miles)  
South Greenford (1.2 miles)  
Northolt (1.2 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 schools in the area which include Ravenor Primary School, Stanhope Primary School, Coston Primary School and Edward Betham Church of England Primary School which all have a good or higher Ofsted report.

Secondary schools include Greenford High, Cardinal Wiseman and William Perkin C of E High School