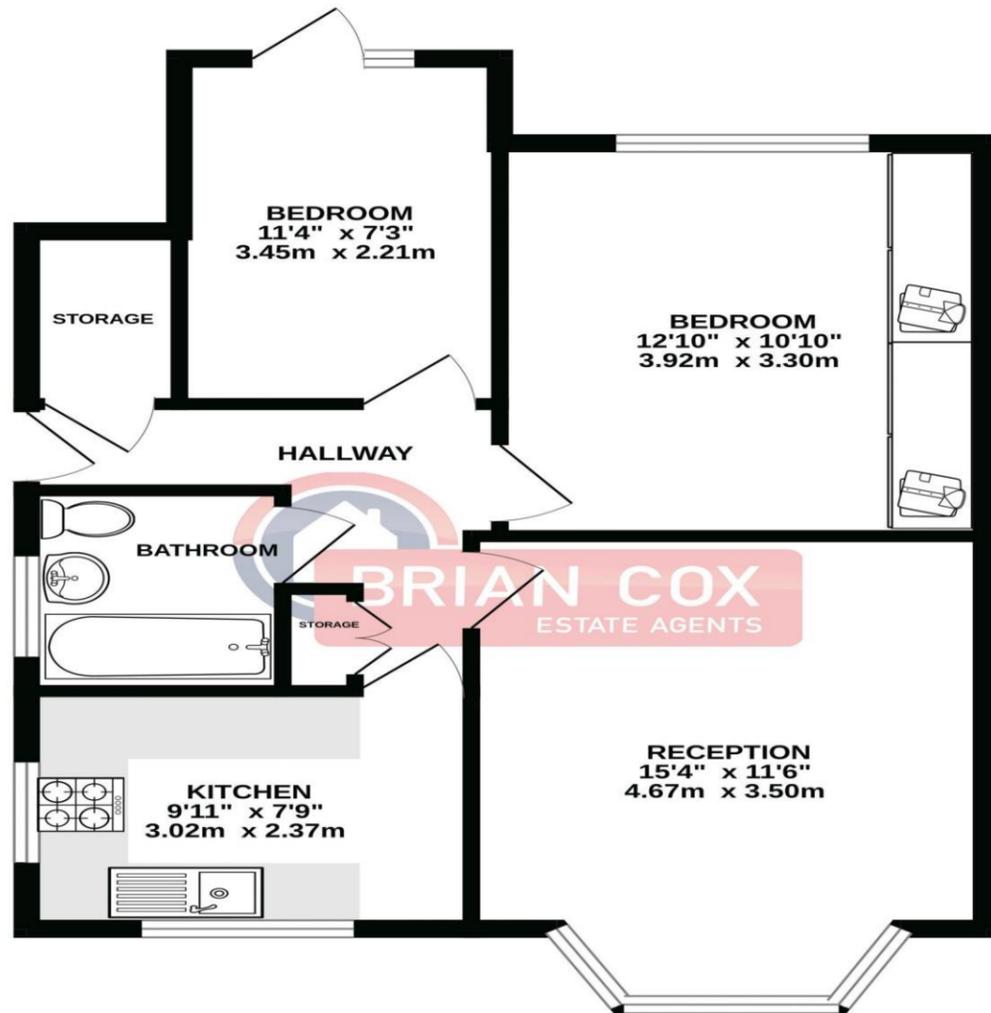


# the floorplan...

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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](mailto:emma.gerald@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://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  
[brian-cox.co.uk](http://brian-cox.co.uk)

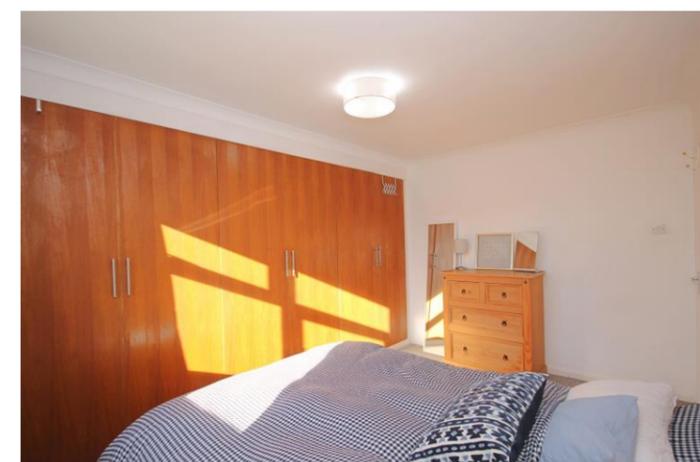


TWO BEDROOM - GROUND FLOOR - LONG LEASE - PRIVATE REAR GARDEN. Brian Cox and Company are pleased to bring to the market this well maintained and beautifully presented two-bedroom ground floor maisonette located in the heart of Greenford. The property briefly comprises two well-proportioned bedrooms, a bright and airy living room, modern bathroom and kitchen. Benefits include double glazing, gas central heating, ample storage and private rear garden. This maisonette is perfect for first time buyers, small families or an investor. Further Viewings are highly recommended to truly appreciate all that this maisonette has to offer, so call now to arrange yours!!



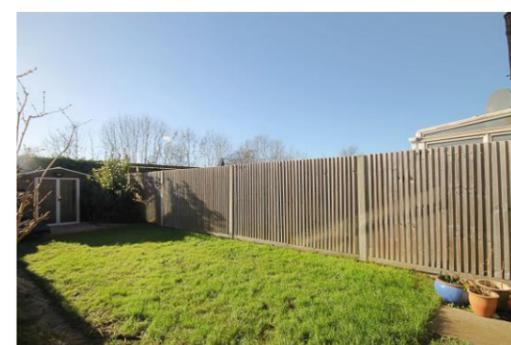
£350,000  
Leasehold

Ruislip Road, Greenford UB6 9RZ



## in brief...

- Two Bedroom
- Ground Floor Maisonette
- Private Rear Garden
- Beautifully Presented Throughout
- Approx 116 Year Lease
- Double Glazed / Gas Central Heating



## the location...

### nearest stations ...

Greenford (1.2 miles)  
Northolt (1.2 miles)  
South Greenford (1.3 miles)

Located on the Ruislip Road, Greenford you find yourself spoilt for choice when it comes to transport links. You have an easy bus ride to either Northolt Central Line Station or Southall Overground which is on the new Crossrail line (Elizabeth Line) which will take Central London within 30 minutes.

Amenities are in abundance with numerous shops being just a few minutes walk away along with Greenford's Broadway. There are a number of bus routes which go as far as Northwood, Wembley and Ealing along with closer destinations.

The A40 which offers an excellent service into London and out to the Home Counties. Some of the Schools that are within easy reach include Lady Margaret, Ravenor and Gifford Schools. Secondary Schools include; Greenford High and William Perkin Church of England.