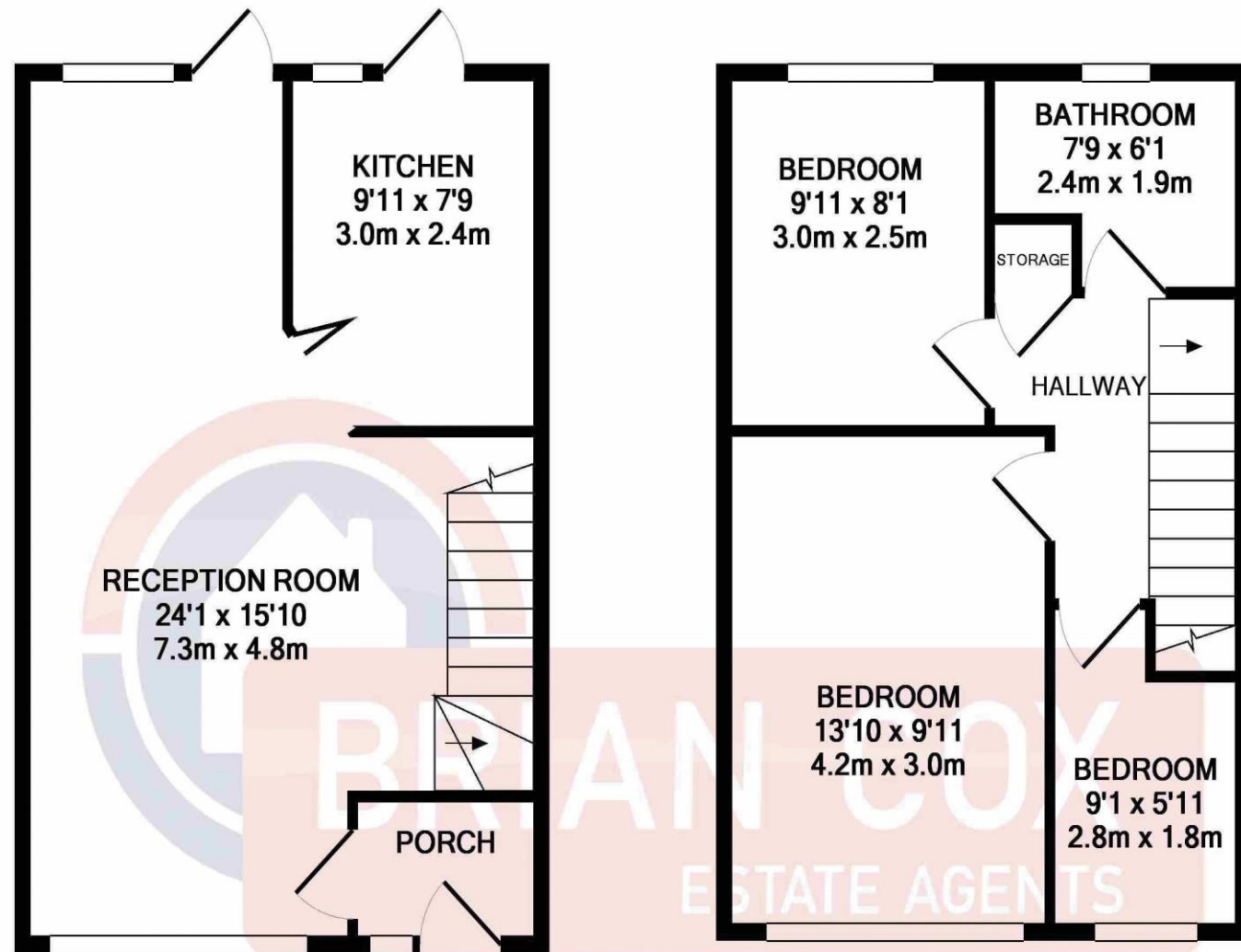


## the floorplan...



GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

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 Northolt: 0208 842 4008  
**email:** Jeff.Osullivan@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 842 4008  
brian-cox.co.uk



Brian Cox present to the market this spacious three bedroom terraced house. Located in a popular location with easy access to Northala Hills. The property is being sold chain free and is ready for the new owner to put a stamp on this family home. Call now so you do not miss out!



£460,000  
Freehold

Lilliput Avenue, Northolt UB5 5QA





## in brief...

- Chain Free
- Garage
- In Need of Refurbishment
- Great Project
- Freehold
- Potential for Loft Extension



## the location...

### nearest stations ...

Northolt (0.8 miles)  
Greenford (1.4 miles)  
Northolt Park (1.4 miles)

Northolt is a town located in North West London and lies within zone 5 on the Central Line. There is good access to the West End of London and popular high street shops and restaurants in Ruislip which make the area a good choice for young professionals and families alike.

There are two stations in the area which are Northolt Central Line Tube Station (31 minutes to Tottenham Court Road) and Northolt Park Overground Station. Northolt Park is a Network Rail station served by Chiltern Railways (21 minutes to Marylebone Station).

There are also a number of local bus routes offering access to Heathrow, Ealing, Ruislip and numerous other locations. If you travel by road, the A40 is within easy reach with access to both the city and the Home Counties.



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