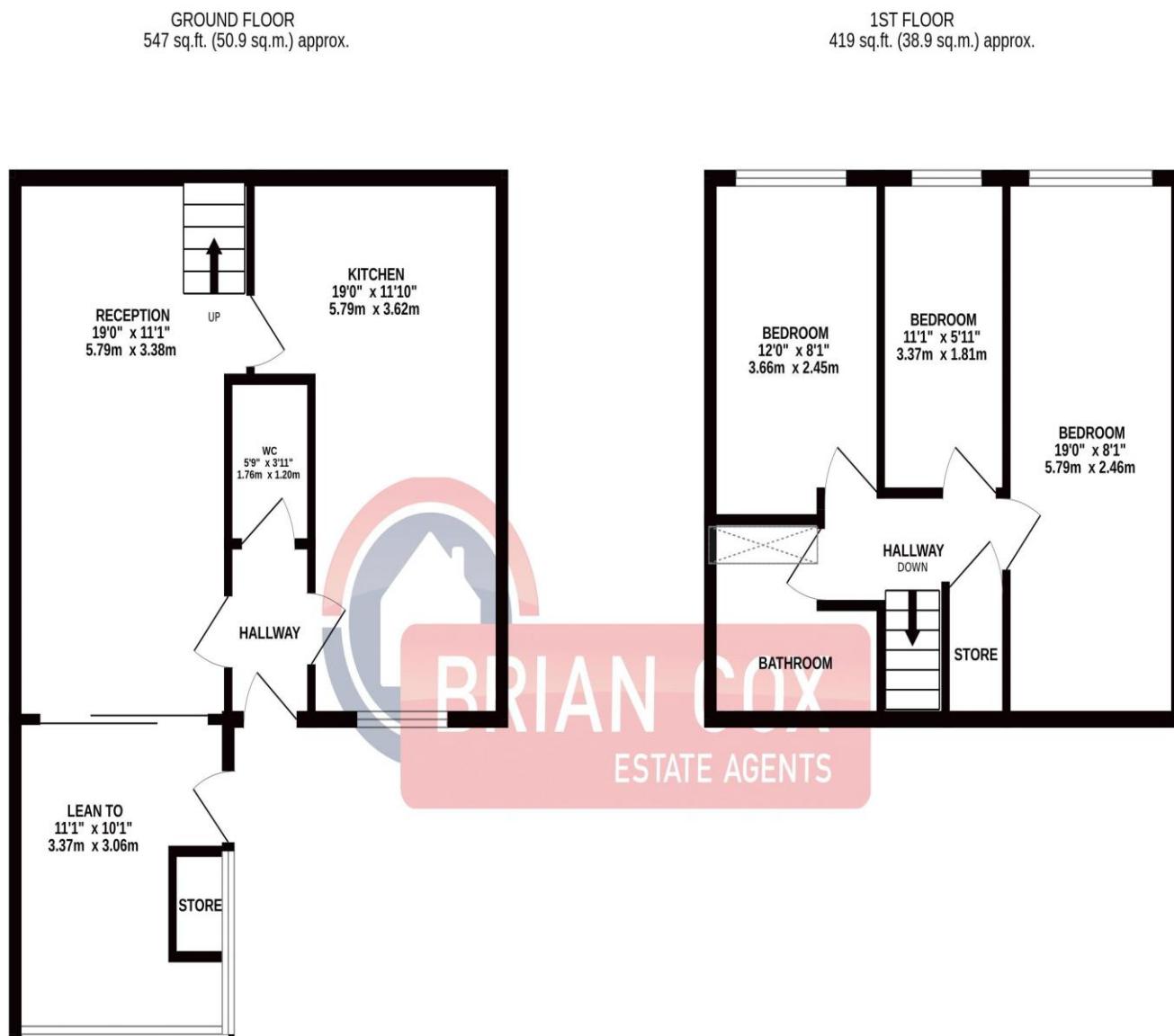


# the floorplan...



TOTAL FLOOR AREA: 966 sq.ft. (89.8 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...

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email: [Jeff.Osullivan@brian-cox.co.uk](mailto:Jeff.Osullivan@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 842 4008  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox are pleased to present this spacious three bedroom split level maisonette. Internally the property briefly consists of three spacious bedrooms, good size living room, large kitchen diner and a spacious family bathroom. Further benefits include gas central heating, double glazing, own private garden and downstairs WC. Call the office today to book a viewing to avoid disappointment.



Offers in Excess of  
£350,000

Leander Road, Northolt UB5 6TE



## in brief...

- Chain Free
- Private Garden & Secure Underground Car Parking Space
- Split Level
- Long Lease
- Large Kitchen Diner
- Downstairs WC



## the location...

### nearest stations ...

Northolt (0.9 miles)  
Greenford (1.2 miles)  
South Greenford (1.5 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.