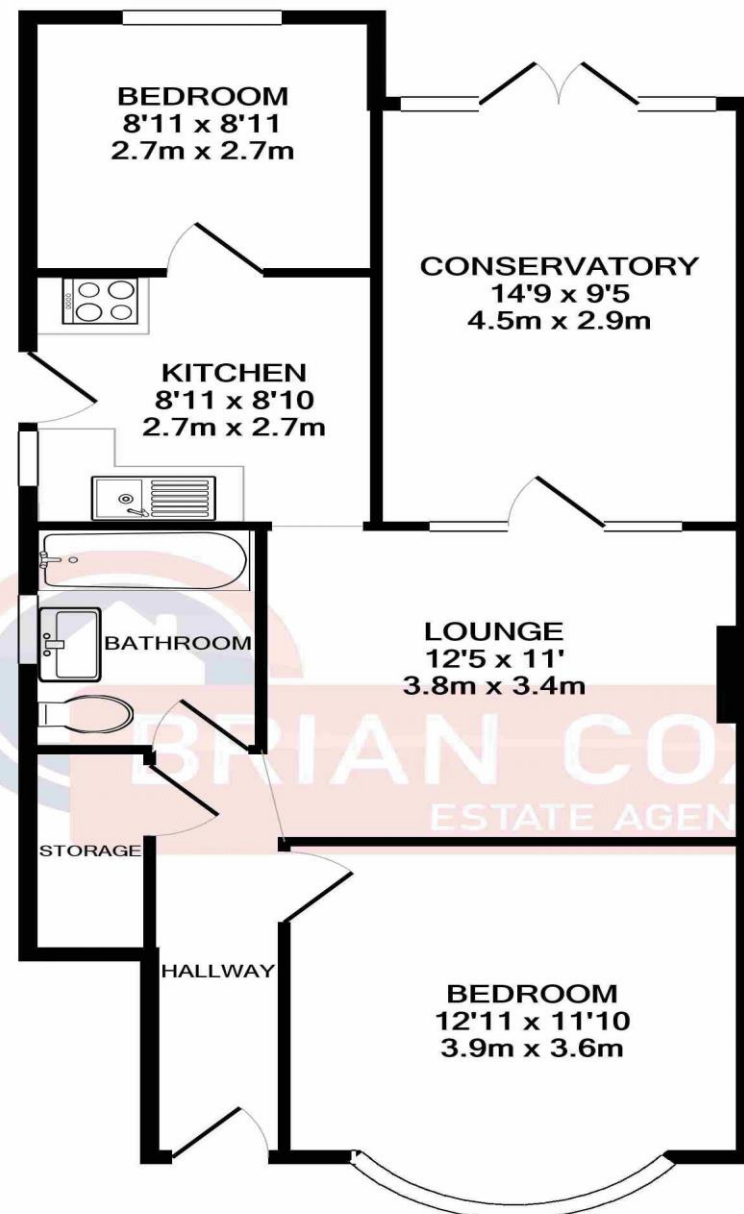


## the floorplan...



TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 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...

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



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox and Company are delighted to bring to the market this two bedroom ground floor maisonette within easy reach of Greenford Station. The property briefly consists of two bedrooms, a lounge, fitted kitchen, bathroom and a conservatory. Further benefits include off street parking, double glazing, gas central heating, rear garden and is being offered with no onward chain. Viewings are available now so call to arrange yours!!



£340,000  
Leasehold

Birkbeck Avenue, Greenford UB6 8LX





## in brief...

- Two Bedroom
- Ground Floor Maisonette
- Conservatory
- Off Street Parking
- Rear Garden
- No Chain



## the location...

### nearest stations ...

Greenford (0.3 miles)  
Northolt (0.7 miles)  
South Greenford (1.0 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 Oldfield Primary School, Edward Betham CofE Primary School, Coston Primary School and Selborne Primary School.

