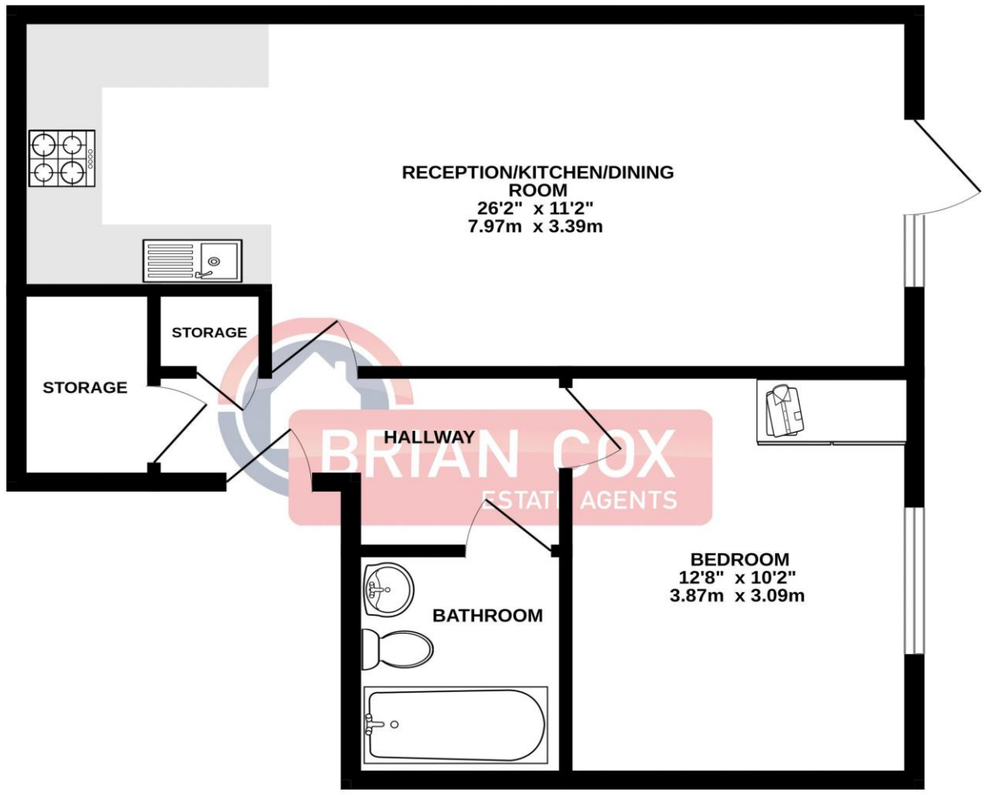
the floorplan...

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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: emma.gerald@brian-cox.co.uk
web: www.brian-cox.co.uk

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0208 578 1004
brian-cox.co.uk



Brian Cox and Company are delighted to bring to the market this spacious ground floor apartment in the popular Morgan Court development. The property features a generous double bedroom, a modern fully tiled family bathroom, and a bright open-plan living and dining area, with the kitchen conveniently positioned just off the main reception space. The apartment benefits from ample storage throughout, providing practical and comfortable day-to-day living. A standout feature of the property is the private rear garden, offering valuable outdoor space ideal for relaxing, entertaining or al fresco dining. Further benefits include an allocated parking space and electric heating throughout. Conveniently located on Uxbridge Road, the property is within easy reach of a range of local shops, supermarkets, cafés and restaurants, while excellent transport links nearby provide easy access into Central London and surrounding areas. Viewings are highly recommended to fully appreciate the space, views and convenient location this fantastic apartment has to offer.



£350,000
Leasehold

Morgan Court, 21-23 Uxbridge Road,
London W7 3PX







in brief...

- One Bedroom
- Ground Floor Apartment
- Private Rear Garden
- Allocated Parking
- Chain Free
- Close to Local Amenities and Transport Links











the location...

nearest stations ...

West Ealing Station (0.6 miles)
Hanwell (0.5 miles)
Drayton Green (1.0 miles)

Hanwell is a hidden gem with beautiful green areas West of Greenford Avenue with a very rural feel. There are a good variety of properties that make the area quite unique coupled with great canal walks/ open spaces for cycling. Above all Hanwell has a very good community spirit and good transport links.

You'll benefit from excellent transport connections, with easy access to both Hanwell Station on the Elizabeth line and Boston Manor Station on the Piccadilly line, making commuting quick and convenient.

There are many local schools in the area which include The London Welsh School , Woodlands Academy, Hobbayne Primary School, Mayfield Primary School, St Mark's Primary School, Oaklands Primary School, St Joseph's Catholic Primary School, Elthorne Park High School and St Ann's School.