



Approximate Gross Interm. Area = 58 sq m / 624 sq ft  
Garage = 11.9 sq m / 128 sq ft  
Total = 69.9 sq m / 752 sq ft



12 Eastmead Avenue, Greenford, Greater London. UB6 9RA. £375,000

 Castle

Stunning two bedroom, ground-floor maisonette with enclosed gardens, garage and a long Lease.

An exceptional opportunity for first-time buyers, this beautifully presented ground-floor maisonette features two spacious double bedrooms and is offered in excellent condition throughout.

Enjoy the benefits of a long 138-year lease, low annual ground rent of just £16, and no service charges — offering outstanding value and peace of mind.

The property boasts private enclosed front and rear gardens, perfect for relaxing or entertaining, plus a garage (4.9m x 2.4m) and free on-street parking for added convenience. This home combines comfort, style, and practicality in one superb package.

Ideally positioned close to local convenience stores, cafés, schools and bus routes including the E9, E7, E6, 95, 282, 105 and all night N7, offering quick connections to Southall, Greenford, Ealing, Hayes and Northolt and leading to Northolt Station (Central Line), Southall Station (Elizabeth Line) and Greenford Station are all easily accessible, making this a fantastic option for commuters.

#### Reception Room

5.01m x 3.66m (16'5" x 12'0")

#### Kitchen

3.54m x 2.09m (11'7" x 6'10")

#### Bedroom

4.73m x 3.03m (15'6" x 9'11")

#### Bedroom

2.81m x 2.70m (9'3" x 8'10")

#### Bathroom

1.78m x 1.48m (5'10" x 4'10")

#### Garage

4.93m x 2.41m (16'2" x 7'11")

