411 GREENFORD ROAD GREENFORD

Existing Building Area 2,037 sq ft (189.3 sq m) approx.

ADDRESS

411 Greenford Road
Greenford
UB6 8RF

DESCRIPTION

Retail/Residential Investment For Sale Greenford is in the London Borough of Ealing about 10 miles to the west of Central London and 3 miles west of Ealing. It has good transport links being close to the A40 with its connections to the M40 and then onto the M25.

The building is prominently located on the Greenford Rd close to the A40 intersection. The mid-terraced property has ground and two upper floors. It has recently been extended/refurbished to a very high standard. The ground floor has an E class commercial use and is being used as a launderette. There is a 3-bedroom flat on the upper floors. The 1st floor has a large lounge and open plan kitchen, bathroom and a bedroom. The 2nd floor has two further bedrooms and a bathroom. There is a yard with shared access. There is potential to expand the 1st floor subject to planning.

Dated: 08/11/2026

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SPECIFICATION

Ground Floor (currently in use as a launderette)

- LED lights
- Concrete floor
- 2 x kitchenettes
- Comfort cooling & heating
- External yard

Upper floors (residential)

- Large lounge
- Open plan kitchen (high specification)
- 2 Bathrooms
- 3 bedrooms
- Potential to expand first floor subject to planning

Tenure	Retail / Residential Investment
Price	OIRO £795,000 + VAT subj to leases. OIRO £860,000 + VAT with vacant possession
Service Charge	N/A
Rates	Retail Unit: RV £6,235. Flat: Council Tax Band B
Size	Existing Building Area 2,037 sq ft (189.3 sq m) approx.

CONTACT

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Dated: 08/11/2026

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