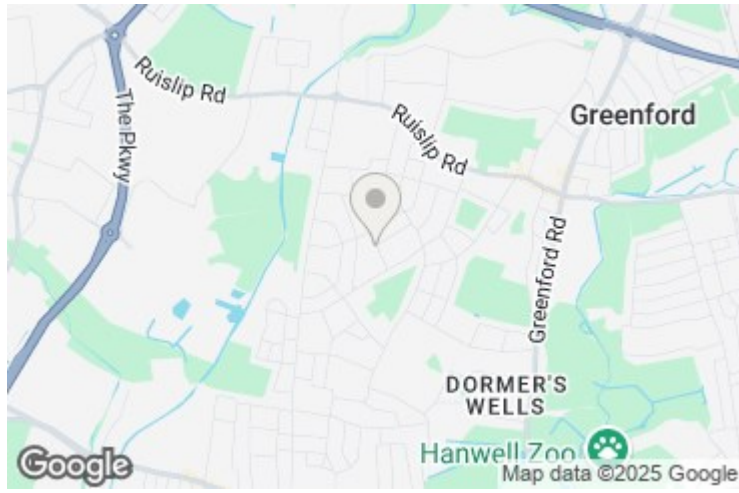


**41 Westbury Avenue  
Southall, UB1 2UY**

**£2,600**

Beautifully presented 3/4 bedroom house which is situated in a popular quiet residential road. There are three double bedrooms, open plan living room, modern kitchen and appliances, modern bathroom suite, other benefits include gas central heating and double-glazed windows. There is access to your own very large rear garden with a patio area and storage/shed in the garden, off street parking. The property is partly furnished and available from 1st of July. Council Tax Band "D", "EPC in progress

## 41 Westbury Avenue, Southall, UB1 2UY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		