

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

PARK ROAD WEMBLEY HA0 4AT £650,000 Freehold



SPACIOUS EXTENDED THREE BEDROOM HOUSE

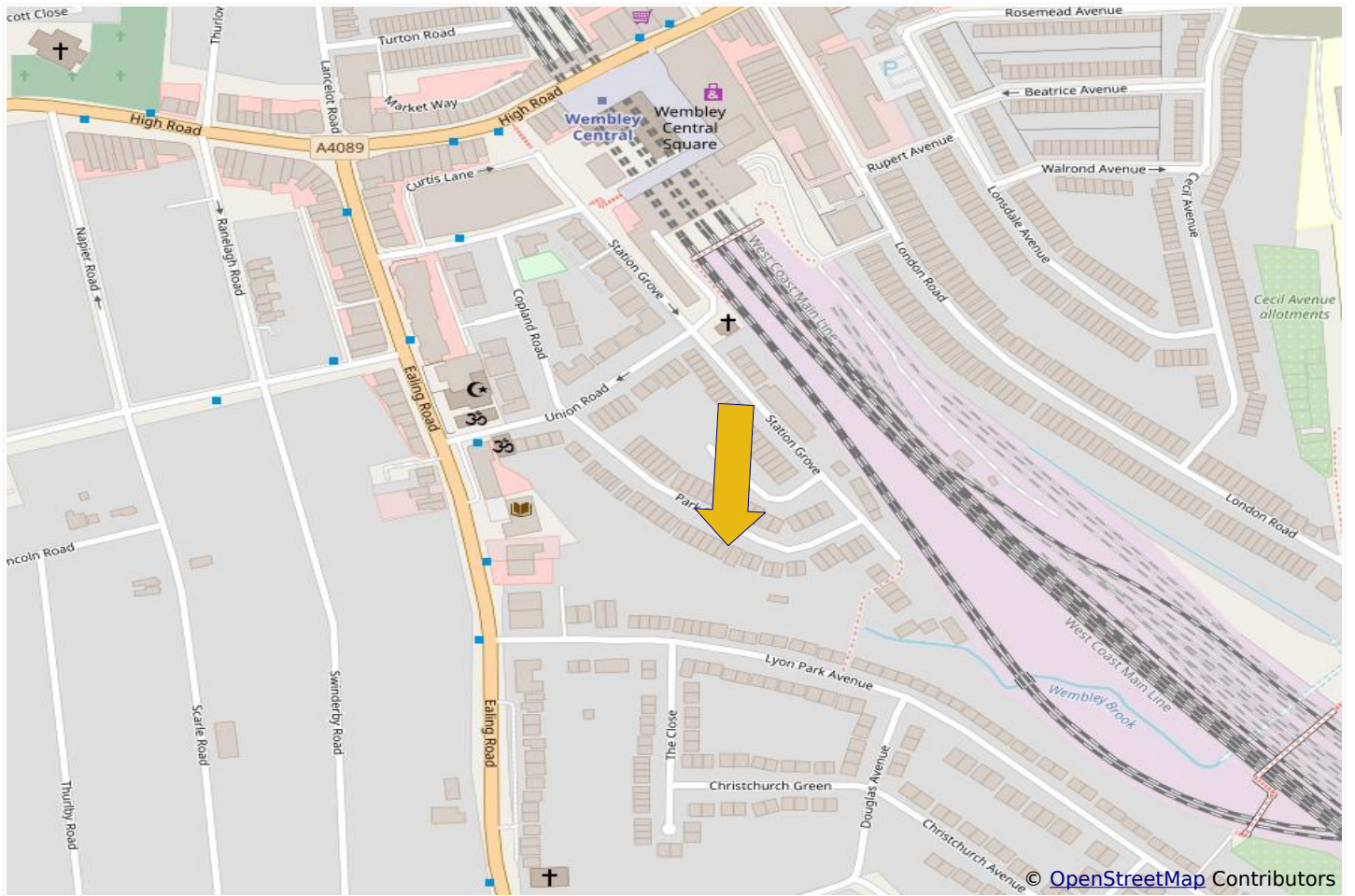
Attractive Edwardian Style House very conveniently located in a residential side road within ½ mile of High Road Wembley with its multiple shopping facilities and bus routes as well as Wembley Main Line and Bakerloo Line Station.

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** TWO RECEPTION ROOMS * FITTED KITCHEN * LOFT ROOM ***

*** 82' SOUTH FACING REAR GARDEN * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***

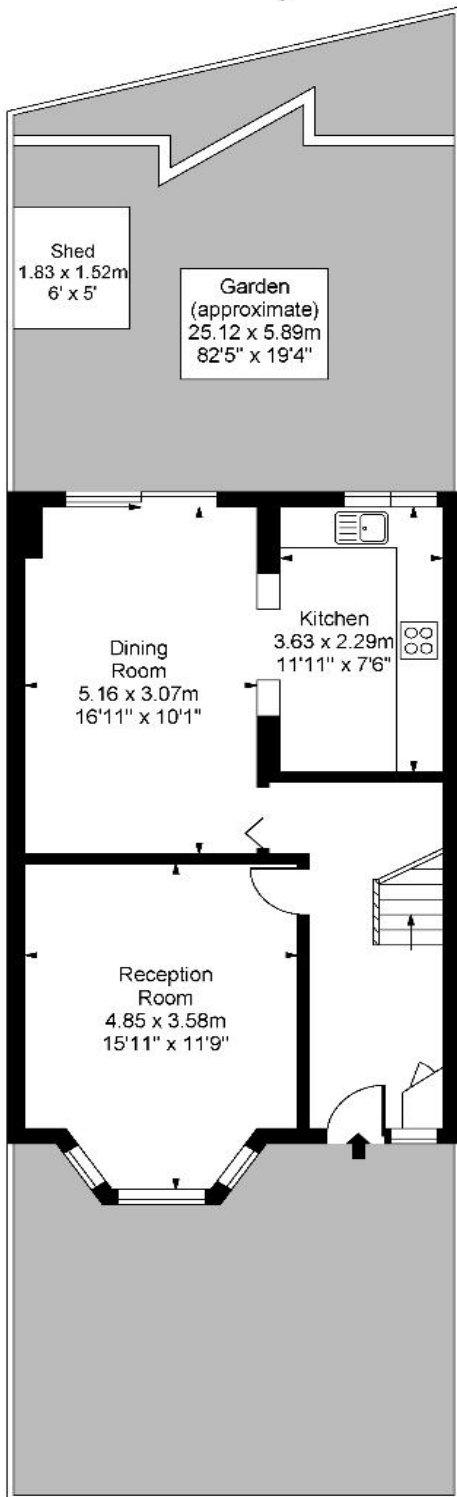




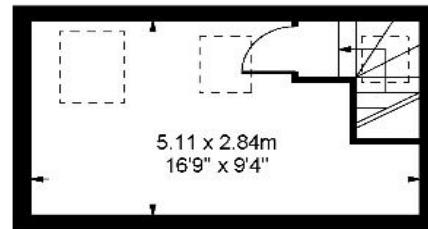
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



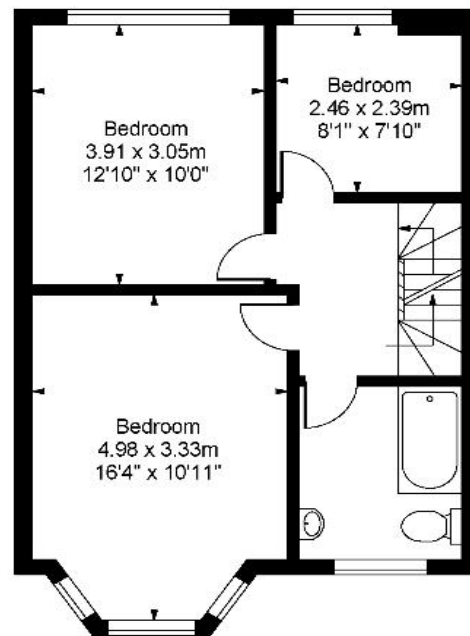
Park Road Wembley HA0



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area

1269 Sq Ft - 117.93 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale

Council Tax Band D

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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