

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

FERNWOOD AVENUE, WEMBLEY, HA0 2HF **£399,950 Leasehold**



VERY WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE

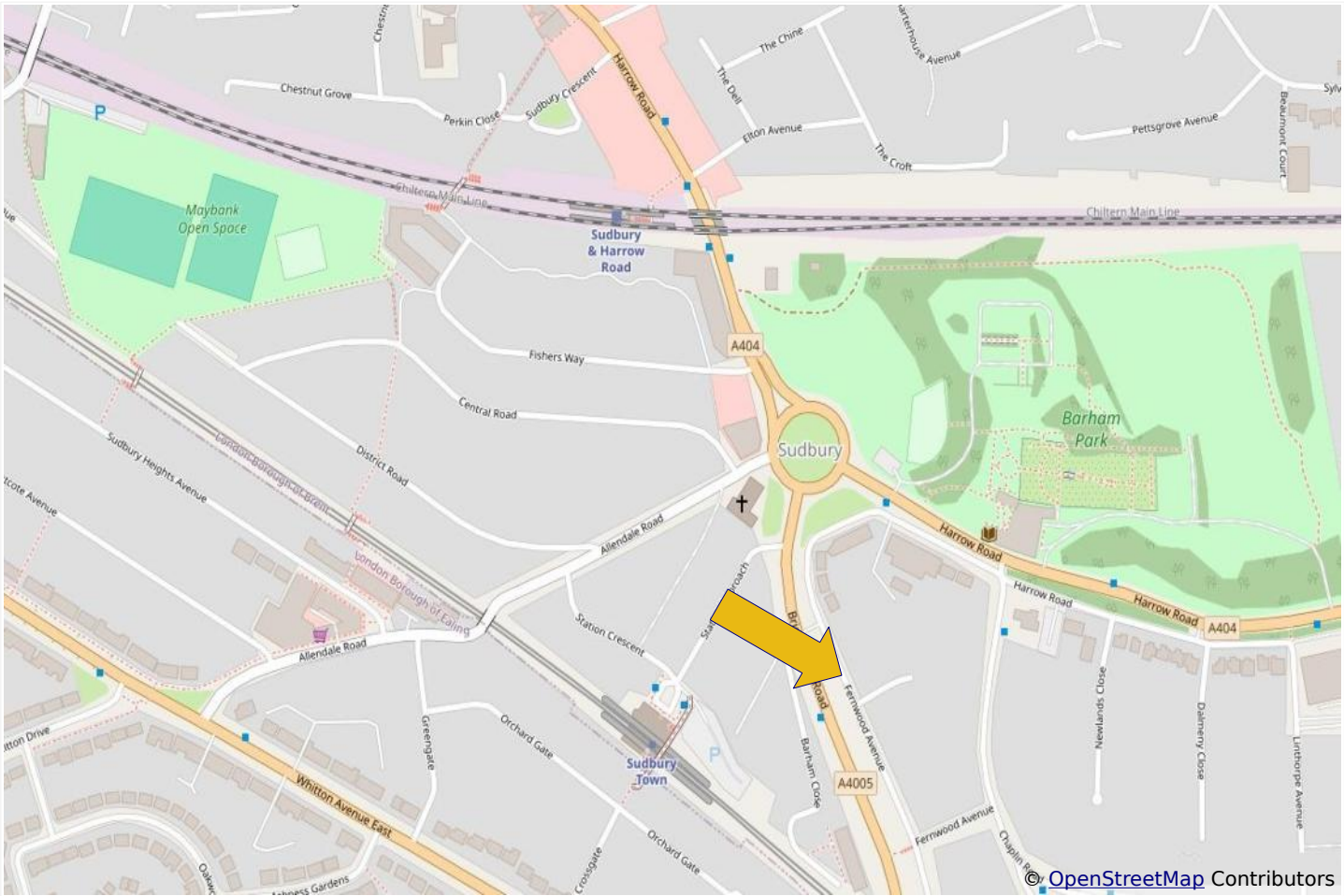
The property is located within approximately ½ mile of Sudbury and Harrow Road Chiltern Branch Line station as well as local shops, bus routes and Sudbury Town Piccadilly Line zone 4 station.

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


*** 20' DUAL ASPECT RECEPTION ROOM * TWO DOUBLE BEDROOMS ***

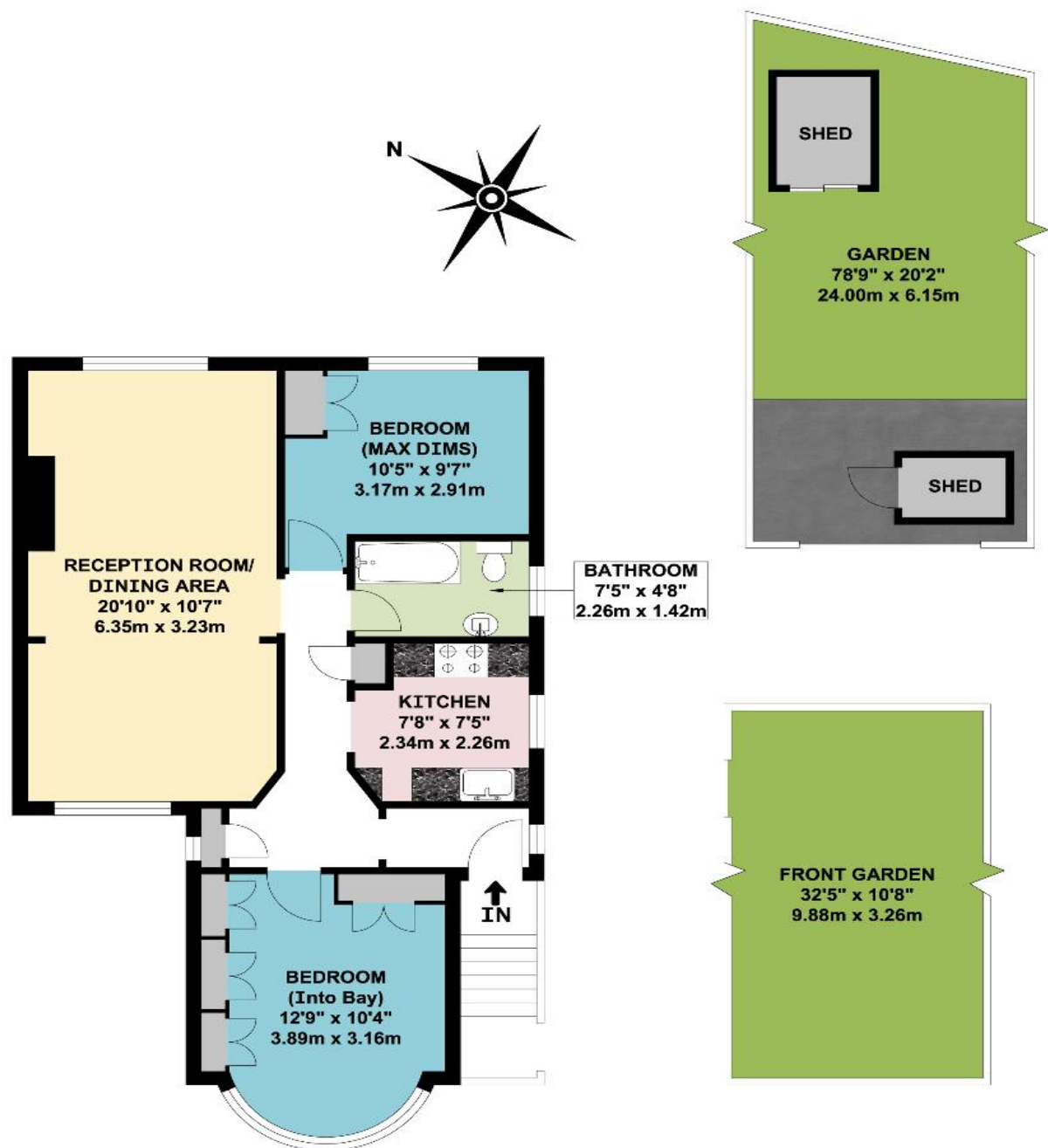
*** 900+ YEAR LEASE WITH SHARE OF FREEHOLD ***

*** ATTRACTIVELY PRESENTED MATURE WELL STOCKED GARDENS***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		
www.EPC4U.COM		

**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 613.00 SQ. FT / 56.95 SQ. M

COUNCIL TAX BAND C

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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