



EST 2004
ElliotLee

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**Clifford Road, Wembley,
Middlesex**

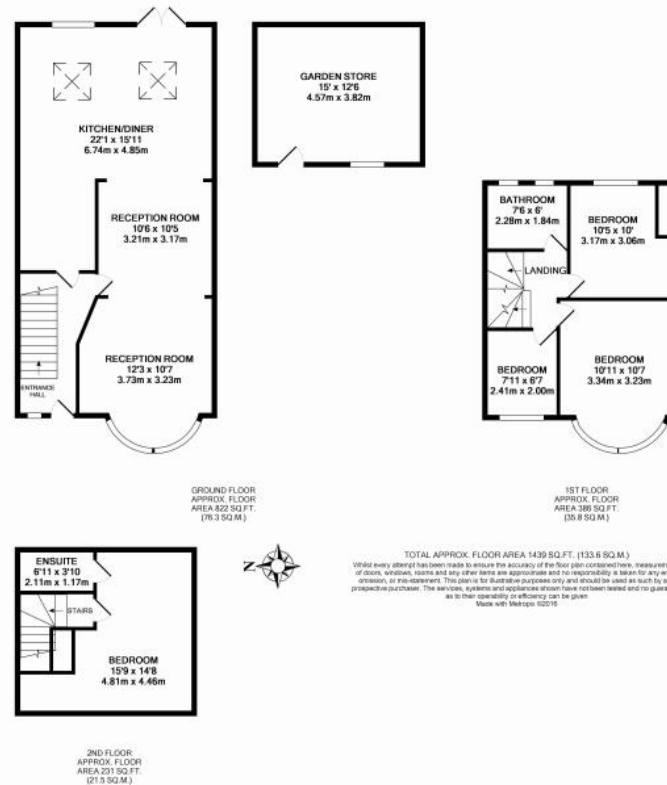
OPEN HOME & BUY TO LET EXPERTS

FLOOR PLANS

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		79	(69-80) C		74
(55-68) D	65		(55-68) D	59	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



DISCLAIMER These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Guide Price
£550,000

- FOUR BEDROOMS
- THROUGH LOUNGE
- MID TERRACE HOUSE
- KITCHEN/DINER
- GOOD CONDITION
- CLOSE TO TUBE
- EXTENSION AT REAR
- GARDEN
- GARAGE VIA REAR ACCESS
- EPC RATING D



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Thinking of selling

FROM
0.9%
SUBJECT TO TICS
INCLUDING VAT