# PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

## PORTLAND CRESCENT GREENFORD UB6 9EX
## £590,000 Freehold



## EXTENDED FOUR BEDROOM END TERRACE HOUSE

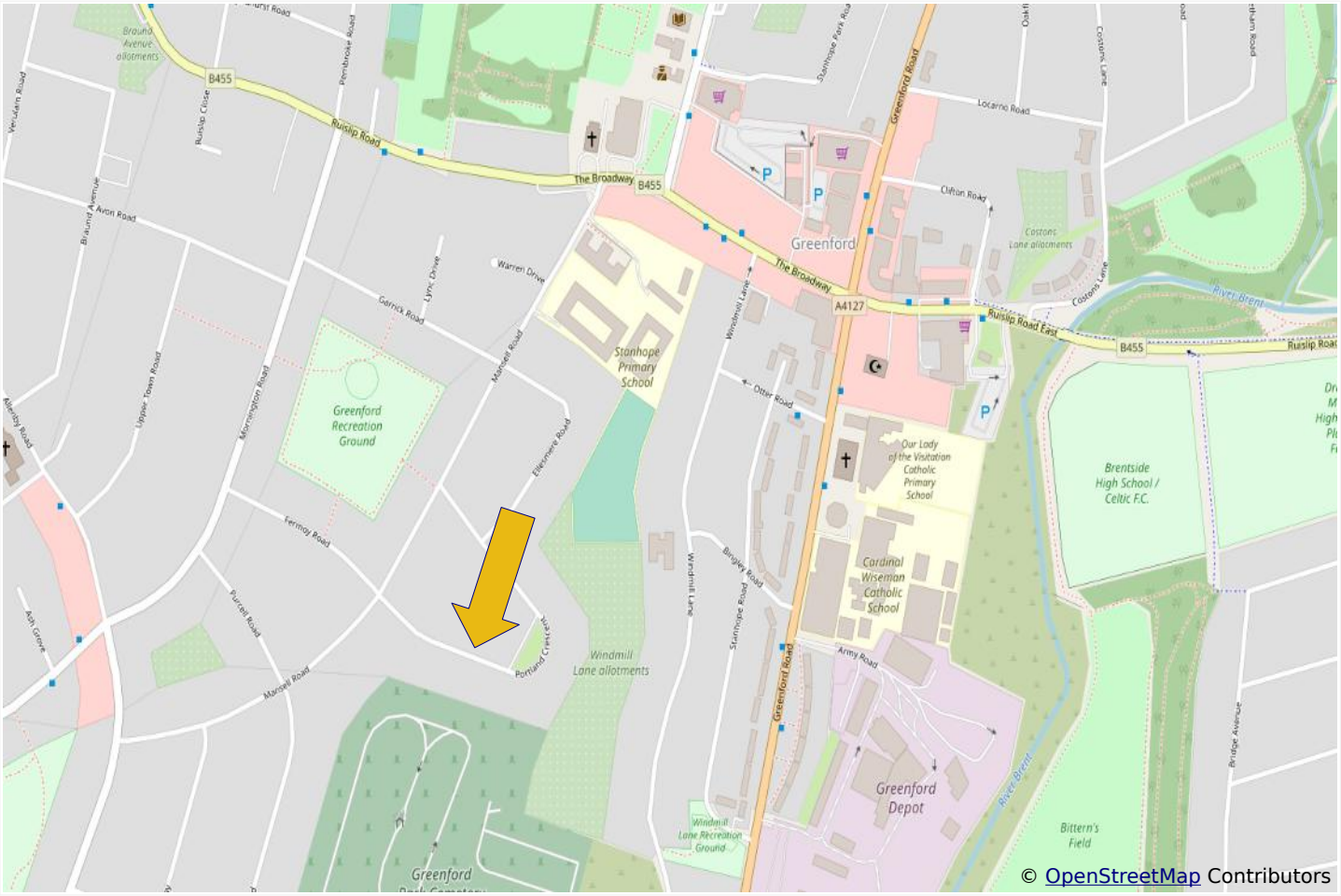
Constructed during the 1930s the property is located in a residential side street approximately ¼ mile from Greenford Broadway shopping facilities, schools and bus routes.

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

*** TWO RECEPTION ROOMS * ADDITIONAL GROUND FLOOR BATHROOM/WC ***

*** SOUTH FACING REAR GARDEN * GARAGE ***

*** NO UPPER CHAIN ***


Ruislip Road
The Broadway
B455
Greenford
A4127
Ruislip Road East
Greenford Road
Locarno Road
Clifton Road
Costons Lane allotments
Stanhope Primary School
Greenford Recreation Ground
Our Lady of the Visitation Catholic Primary School
Brentside High School / Celtic F.C.
Cardinal Wiseman Catholic School
Windmill Lane allotments
Greenford Depot
Bittern's Field
Windmill Lane Recreation Ground
Portland Crescent
Warren Drive
Garrick Road
Otter Road
Army Road
Bingley Road
Stanhope Road
Windmill Lane
Ellesmere Road
Fermoy Road
Purcell Road
Mansell Road
Mornington Road
Upper Town Road
Alleriby Road
Ash Grove
Bridge Avenue
River Brent
Costons Lane
Pembroke Road
Ruislip Close
Avon Road
Braund Avenue
Verulam Road
Stanhope Park Road
Oakfield Road
Bridge Avenue
© OpenStreetMap Contributors







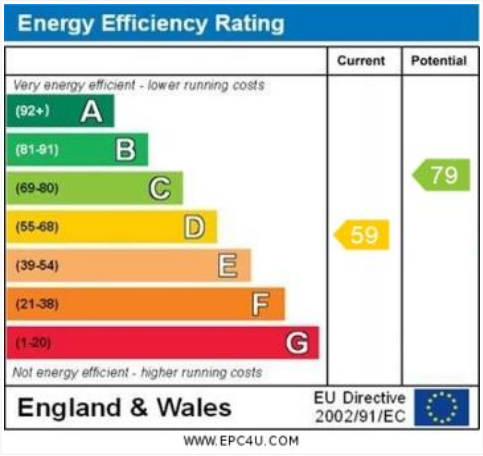











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
79
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM




**GROUND FLOOR** **FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1145.81 SQ. FT / 106.45 SQ. M**

**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**

www.phillipsco.co.uk