

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GONVILLE CRESCENT NORTHOLT UB5 4SH £475,000 Freehold



WELL PRESENTED MODERN TWO BEDROOM END TERRACE HOUSE

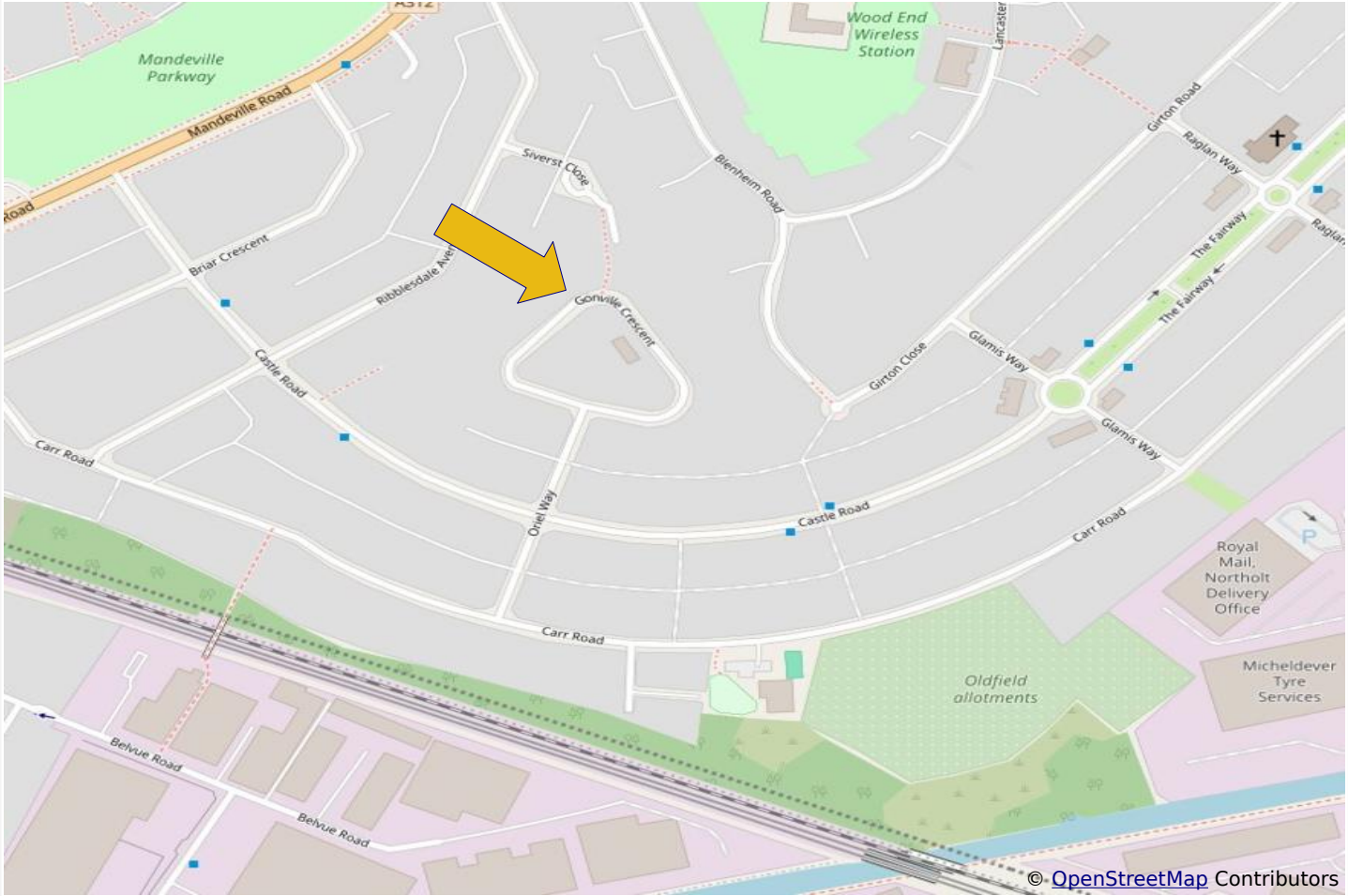
Constructed during the past twenty years the property is located in a quiet residential position within ½ mile of Northolt Central Line Station, local shopping facilities and bus routes and about ½ mile from Northolt Park Chiltern Line Overground Station.

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

*** GROUND FLOOR CLOAKROOM/WC ***

*** OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	77	82
(81-91) B		
(69-80) C		
(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		



APPROX. GROSS INTERNAL FLOOR AREA 738.51 SQ. FT / 68.61 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

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