

OFFERS OVER

**£680,000**

**Selborne Gardens**

Greenford, UB6 7PD



## PROPERTY SUMMARY

**\*\*Looking for a quick sale. \*\*Cash Buyers Only\*\***

This 4 bedroom semi detached property is situated on a sizeable plot, which has been extended by the current owners, providing good living space, making this property a great investment for any HMO Investors looking to expand their portfolio or to split into self contained flats (stpp)

Front off street parking for multiple cars and a large rear garden. The property is currently in need of some modernisation.

Selborne Gardens is conveniently located just off of Horsenden Lane South within walking distance to Perivale Underground station offering Central Line links. By car the A40 is also close by offering easy access to London or beyond. There are also local shops and a Supermarket nearby.

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4



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# Selbourne Gardens

Approximate Gross Internal Area  
1767 sq ft - 164 sq m

**LOCAL AUTHORITY**  
Ealing

**TENURE**  
Freehold

**COUNCIL TAX BAND**

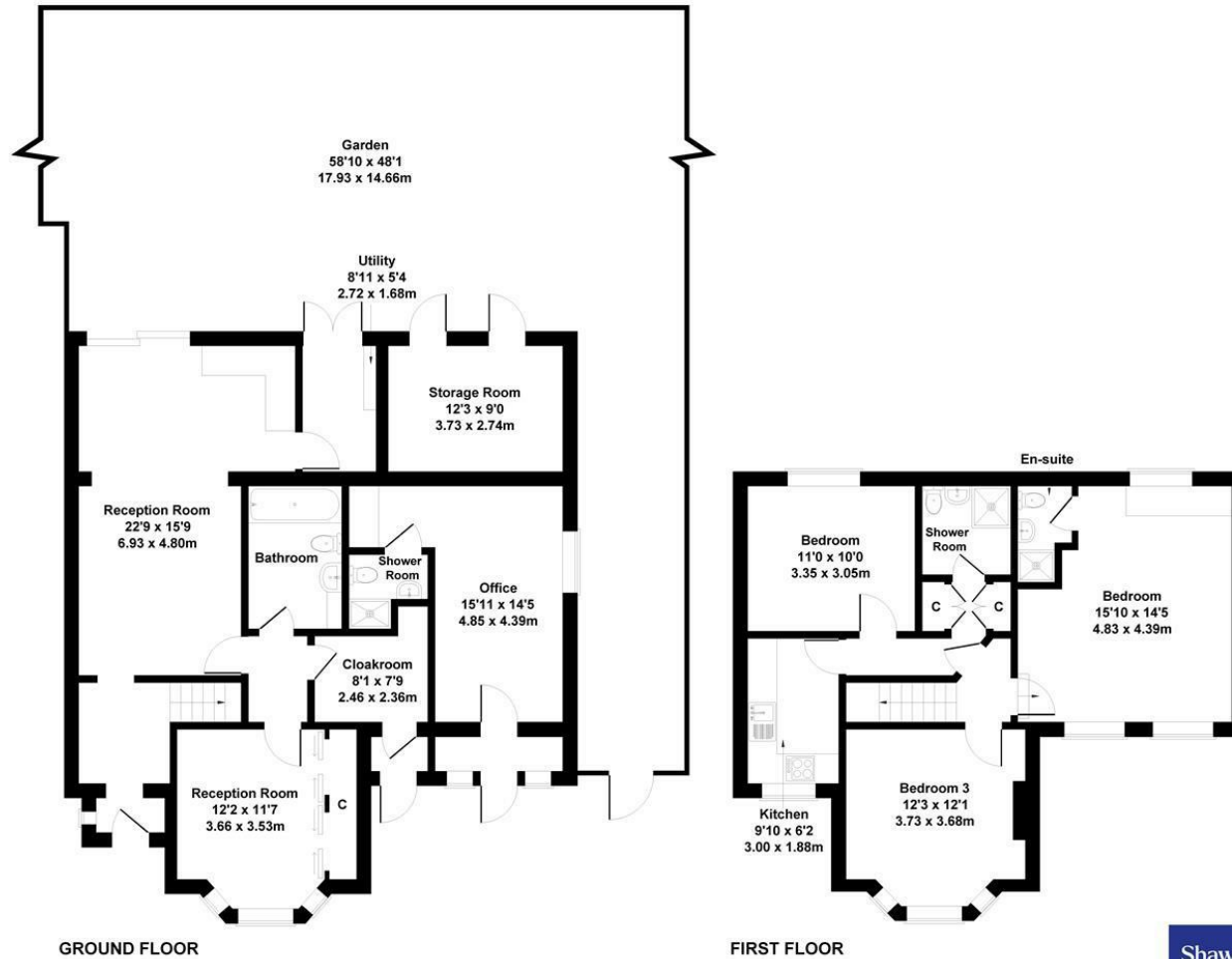
## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Not to Scale. Produced by The Plan Portal 2025  
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Shaw  
& Co

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