

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE EAST GREENFORD UB6 0JS £525,000 Freehold



SPACIOUS THREE BEDROOM HOUSE

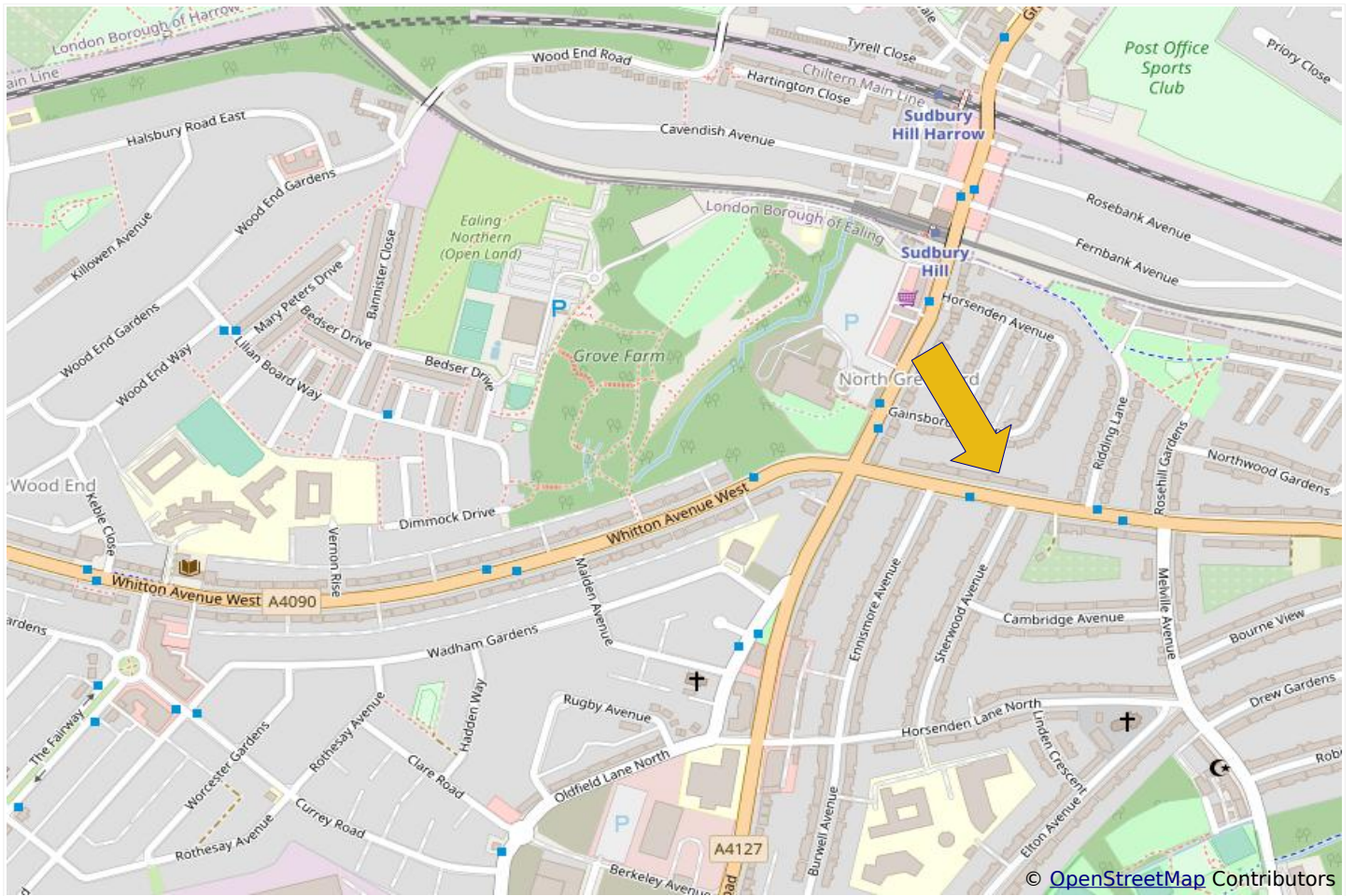
Constructed during the 1930s, the property is located less than $\frac{1}{4}$ mile from Sudbury Hill Piccadilly Line station, local shops, 92, H17 and 487 bus routes. Horsenden Primary School and Horsenden Hill open space are all within approximately $\frac{1}{4}$ mile and the property is less than $\frac{1}{2}$ mile from Sudbury Hill Chiltern Line station

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

*** TWO RECEPTION ROOMS * FITTED KITCHEN ***

*** OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Council Tax Band D			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 927.84 SQ. FT / 86.20 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1006.96 SQ. FT / 93.55 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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