

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **ROSEBANK AVENUE, WEMBLEY HA0 2TW** **£650,000 Freehold**



### **SUBSTANTIALLY EXTENDED, MUCH IMPROVED & SPACIOUS FOUR BEDROOM HOUSE**

Located in a residential side road the property is only a few hundred yards from Sudbury Hill Piccadilly Line (zone 4) station, local shopping facilities and 92 & H17 bus routes. Sudbury Hill Chiltern Branch Line station is within ¼ mile.

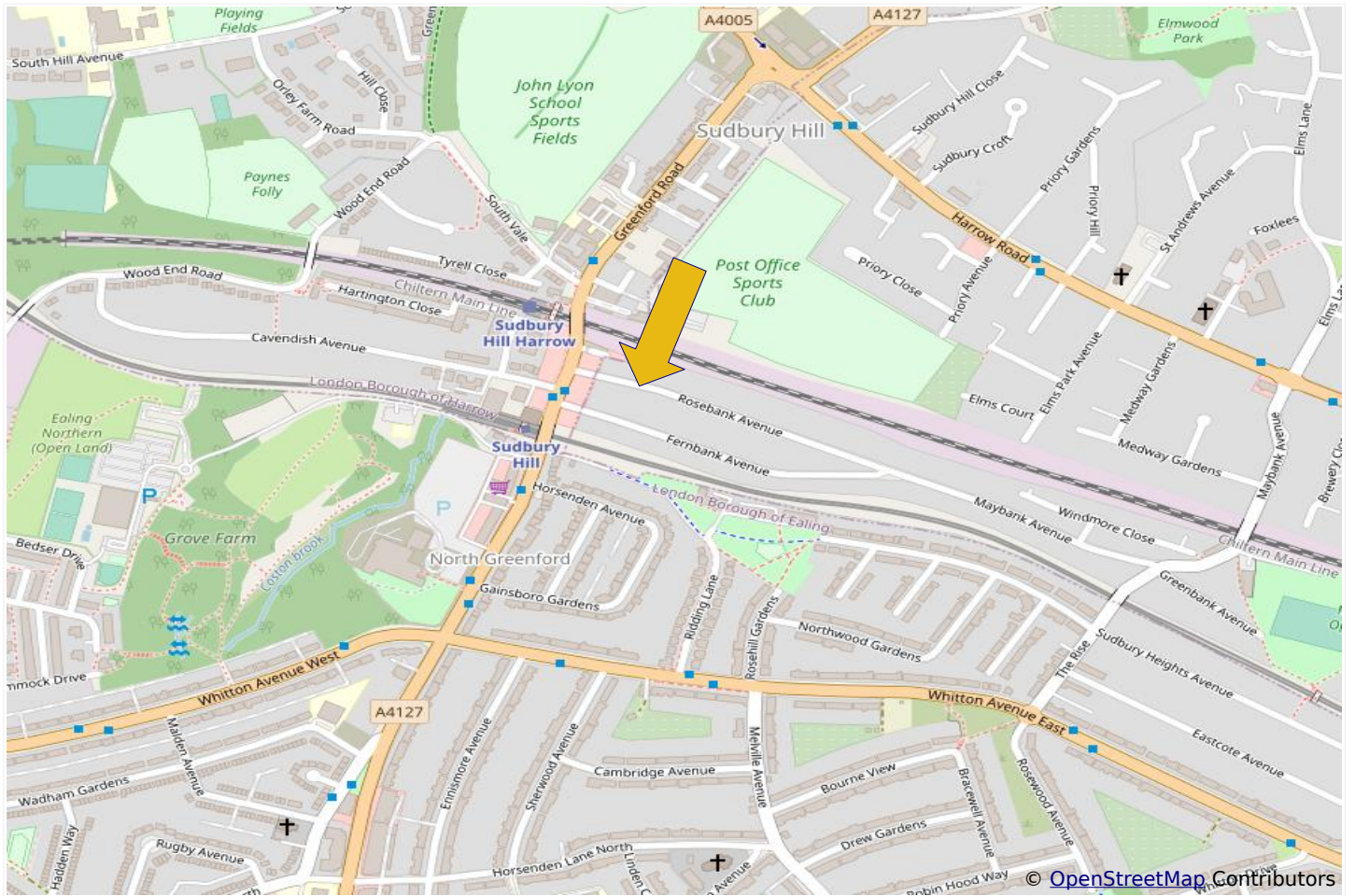
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* GROUND FLOOR CLOAKROOM/WC \***

**\* 27' THROUGH LOUNGE \* EXTENDED FITTED KITCHEN/DINING ROOM \***

**\* 18'11 X 11'9 BEDROOM 4 WITH EN-SUITE SHOWER ROOM/WC \***

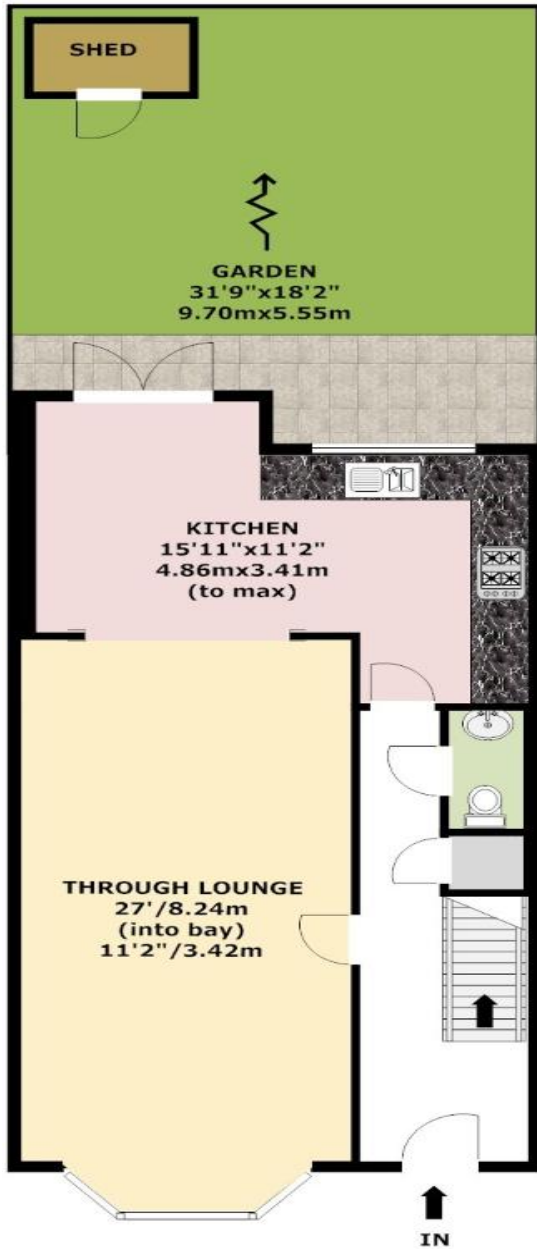
**\* NO UPPER CHAIN**



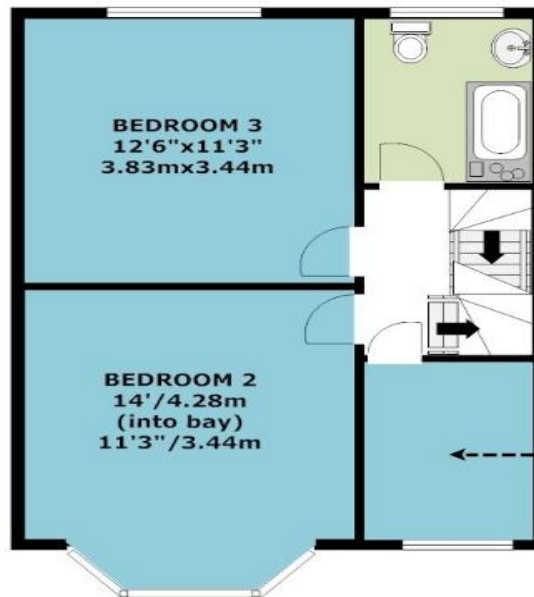


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

ROSEBANK AVENUE  
WEMBLEY HA0



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1314.05 SQ F / 122.08 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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