

020 8864 5678

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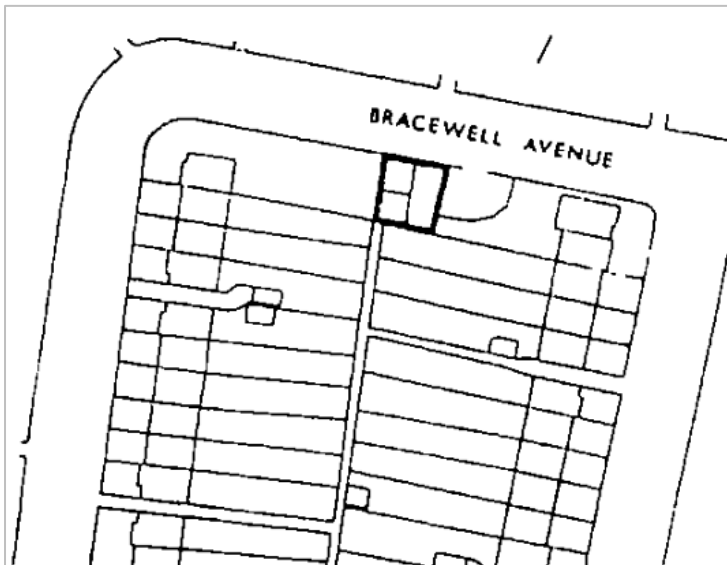
1279 Greenford Road, Greenford

Middlesex UB6 0HY

## PLOT OF LAND FRONTING BRACEWELL AVENUE, GREENFORD, UB6 7QF

(to the rear of 80/82 Bourne View)

**Offers invited in excess of £280,000 Freehold**



Land Registry Site Plan- not to scale



Proposed dwelling

### **PLOT WITH PLANNING CONSENT FOR A DETACHED DWELLING**

Situated in a popular residential location being within approx. ½ mile from both Sudbury Hill & Sudbury Town Piccadilly Line stations and similar distances from Sudbury Hill Harrow and Sudbury & Harrow Road mainline stations.

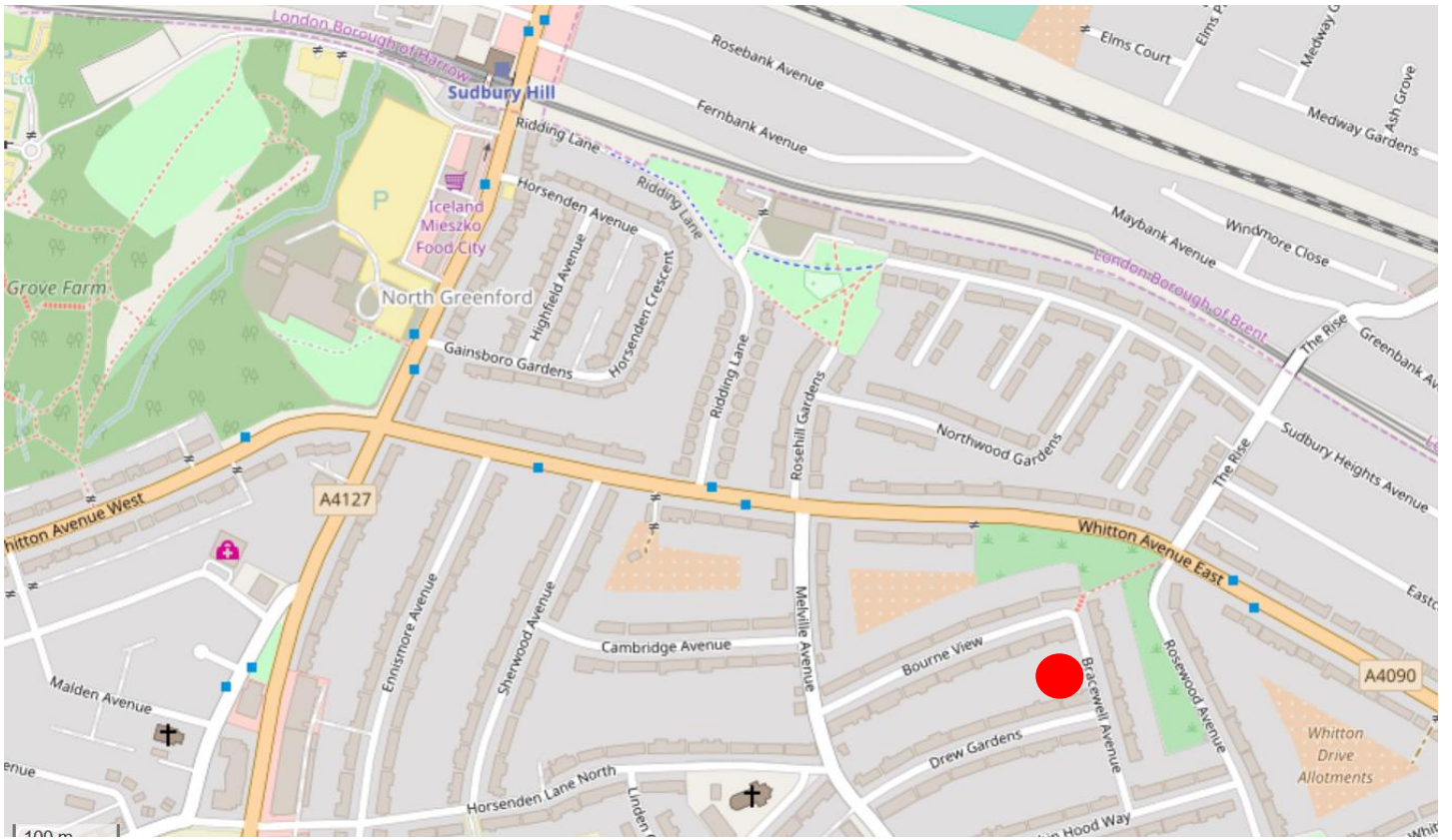
Horsenden Primary School and Mandeville School are within approx. 0.4 miles.

St Georges Primary School is within 0.8 miles whilst the William Perkin Secondary School is within 1 mile approximately.

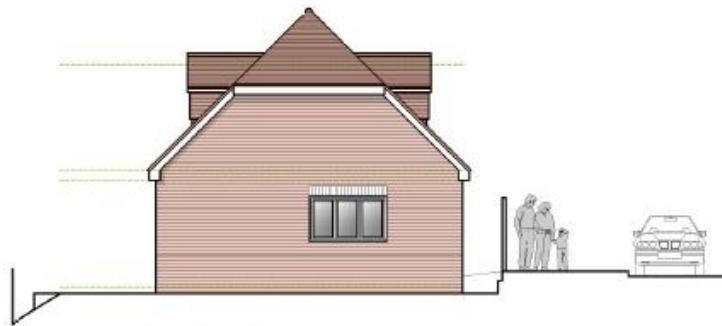
#### **APPROX. PLOT DIMENSIONS**

**11.2m x 11.0m (123 sq. m.)**

**36'9 x 36'3 (1,335 sq. ft.)**



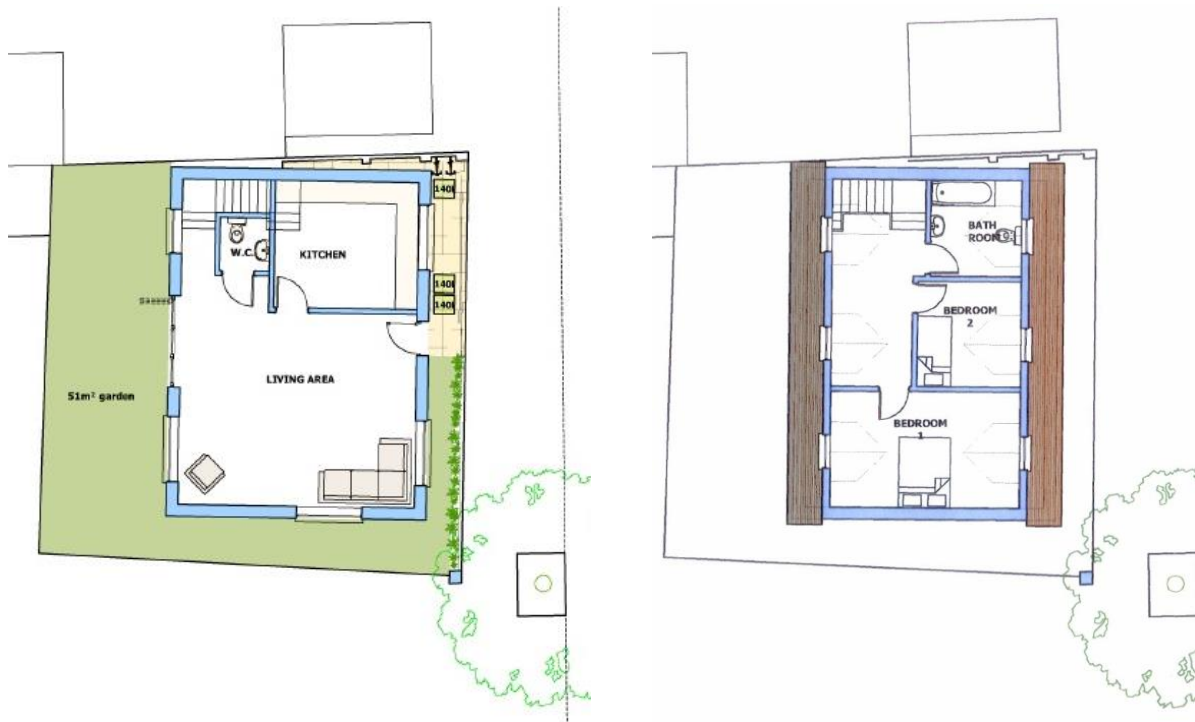
© OpenStreetMap contributors



South East Elevation

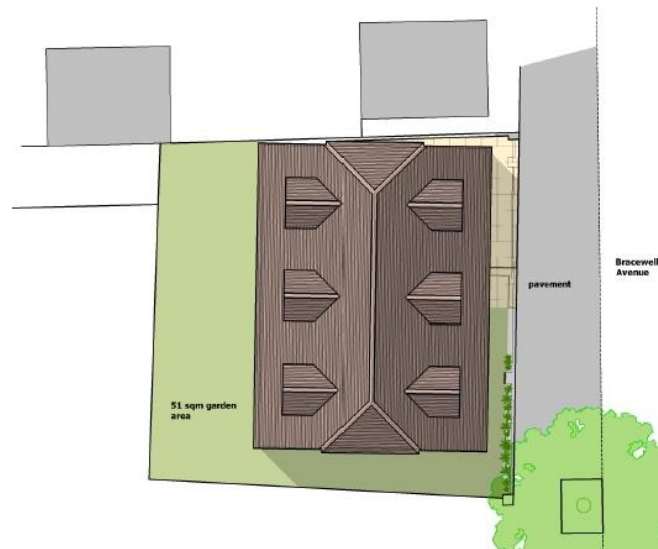


South West Elevation

**ARCHITECT'S DRAWINGS - not to scale- for identification purposes only**

Ground Floor Plan –not to scale

First Floor Plan- not to scale



Roof Plan- not to scale

**GRANT OF PLANNING CONSENT**

- London Borough of Ealing ref: 170156FUL
- Planning consent granted on 9/3/2017 for:  
Construction of a 1.5 storey detached dormer bungalow dwelling-house with associated amenity space, refuse provision and cycle storage, following the demolition of existing garage.

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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