

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **9 GREENBANK AVENUE WEMBLEY HA0 2TF** **£485,000 Freehold**



### **WELL PRESENTED THREE BEDROOM HOUSE**

Constructed during the 1930s The property is located in a residential cul de sac about  $\frac{3}{4}$  mile from Sudbury Hill Piccadilly Line (zone 4) station and Sudbury Hill Harrow Chiltern Branch Line station, local shopping facilities and 92, 487 and H17 bus routes.

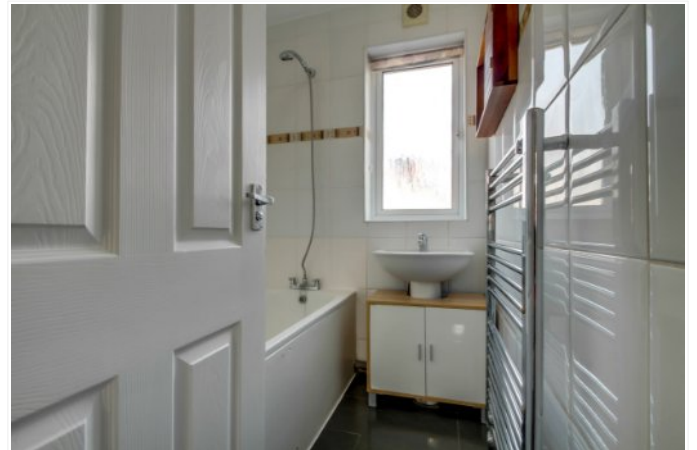
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \* EXTENDED FITTED KITCHEN \***

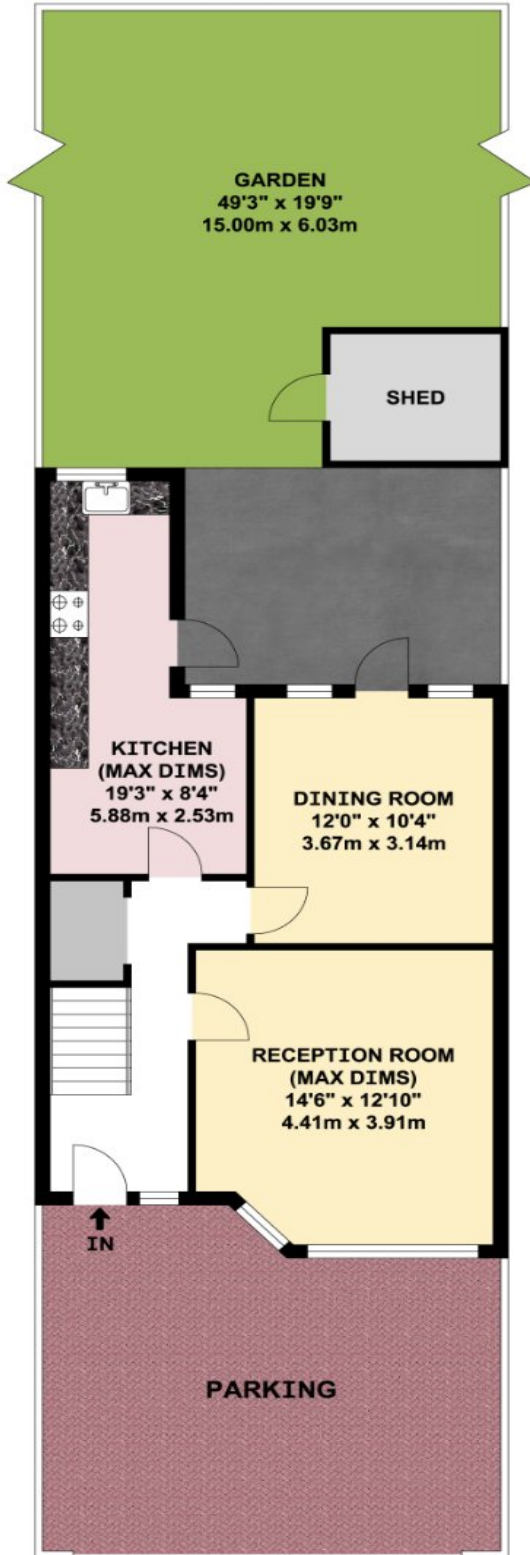
**\* APPROXIMATELY 50' REAR GARDEN \* OFF-STREET PARKING \***

**\* NO UPPER CHAIN \***

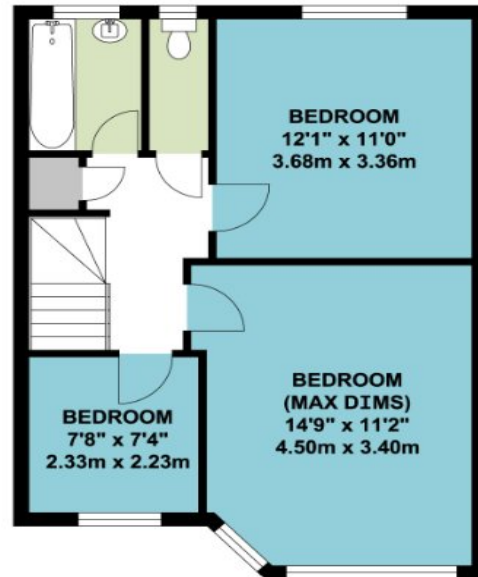




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1033.33 SQ. FT / 96.00 SQ. M**

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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