

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GREENFORD ROAD HARROW HA1 3QL £400,000 Freehold



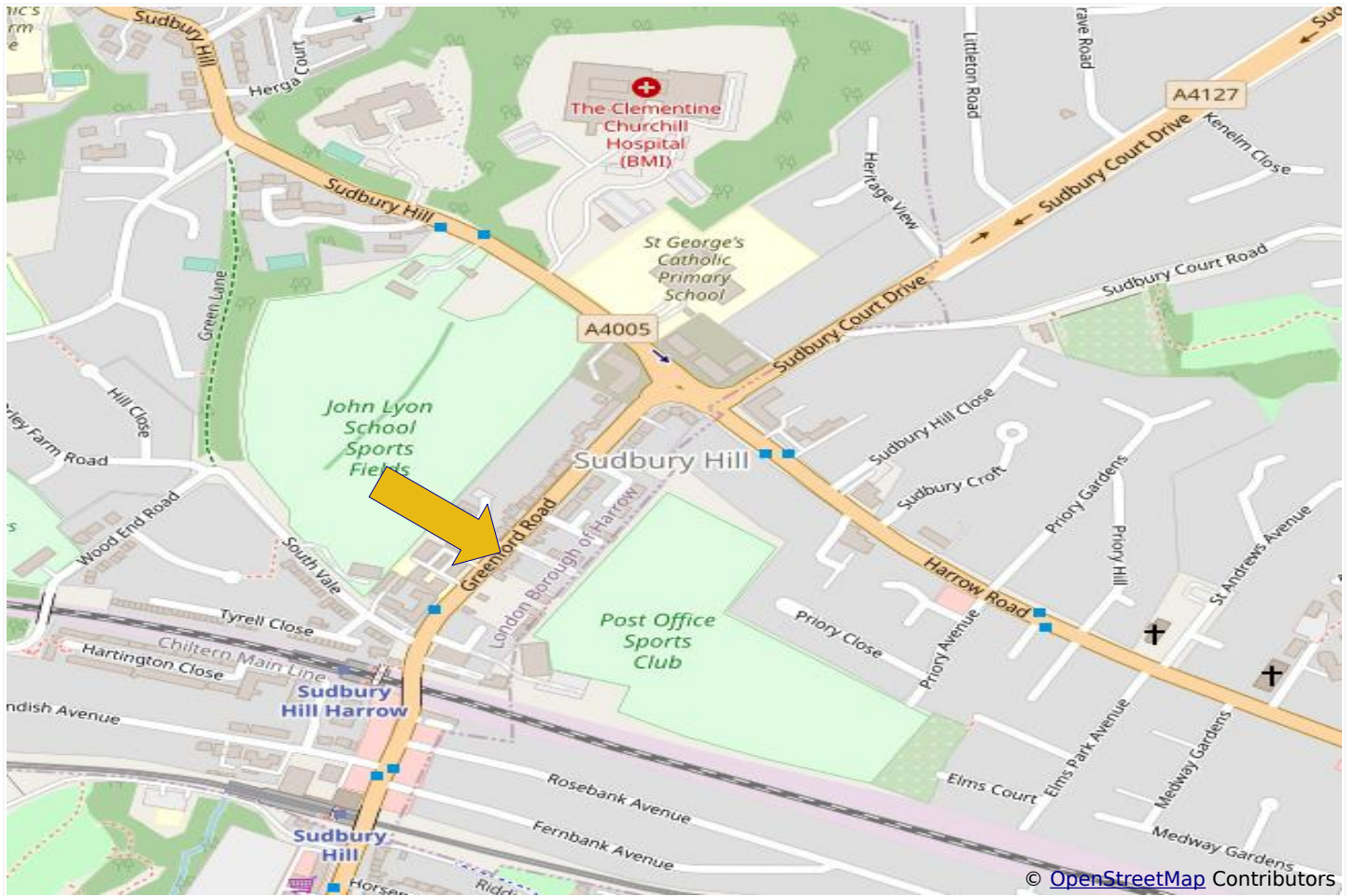
WELL PRESENTED TWO BEDROOM HOUSE

Constructed during the late 1900s the property is located just over ¼ mile from Sudbury Hill Piccadilly Line zone 4 station and a few hundred yards from Sudbury Hill Chiltern Branch station and local shops. 92 and H17 bus routes run along the Greenford Road

*** RECENTLY UPGRADED GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** FITTED KITCHEN * CONSERVATORY ***

*** 50' REAR GARDEN * NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 725.48 SQ. FT / 67.40 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 794.48 SQ. FT / 73.81 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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