

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **MAYBANK AVENUE, WEMBLEY HA0 2TG** **£480,000 Freehold**



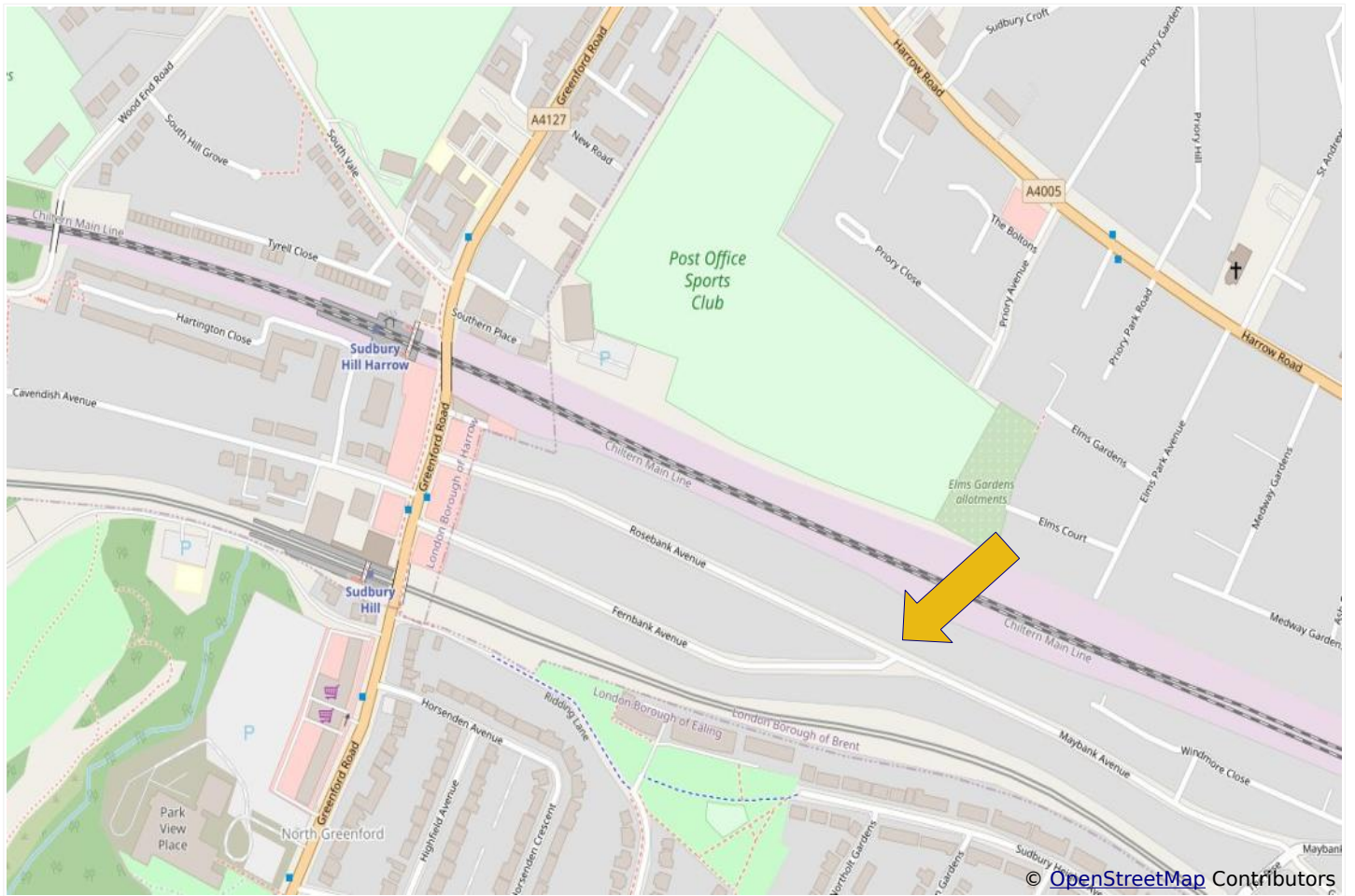
### **WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE**

The property is located in a popular residential position within ½ mile of either Sudbury Hill Piccadilly Line or Sudbury & Harrow Chiltern Branch Line Stations as well as H17 & 92 bus routes, local shopping and recreational facilities.

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

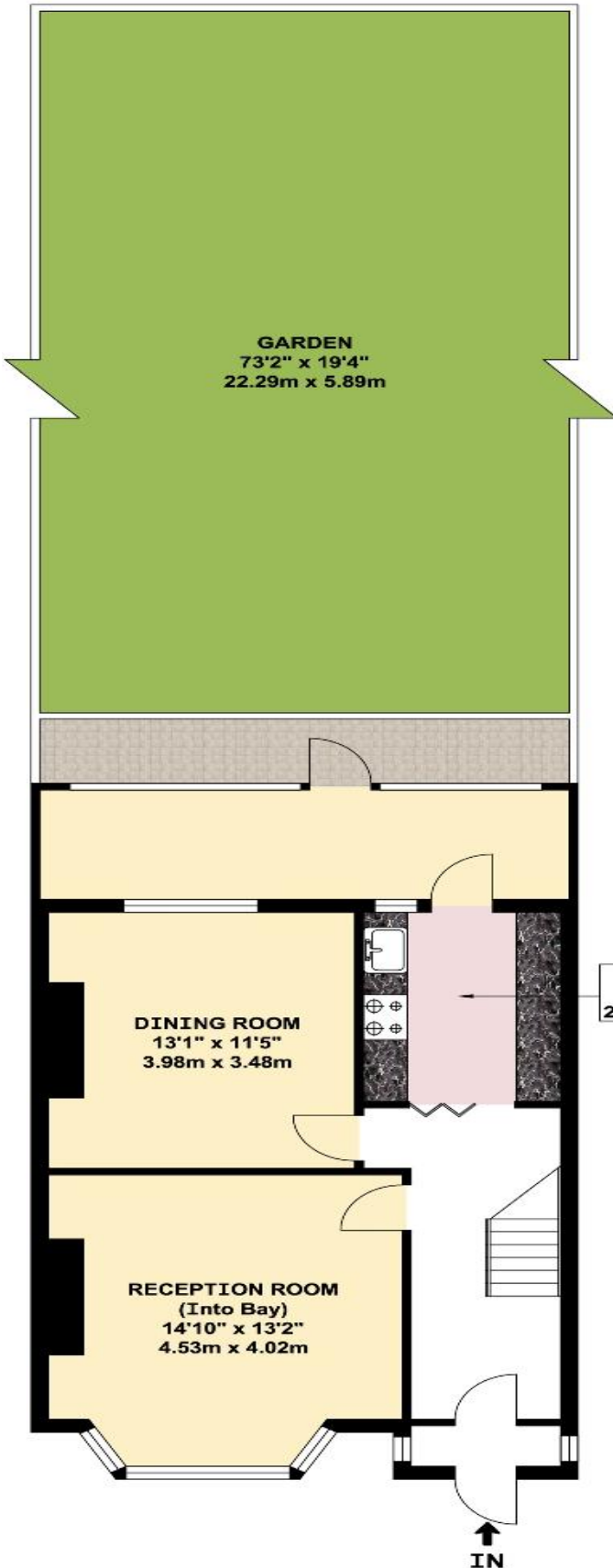
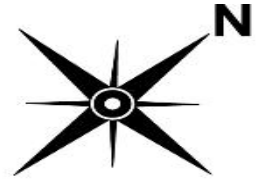
**\* TWO RECEPTION ROOMS \***

**\* 73' REAR GARDEN \***

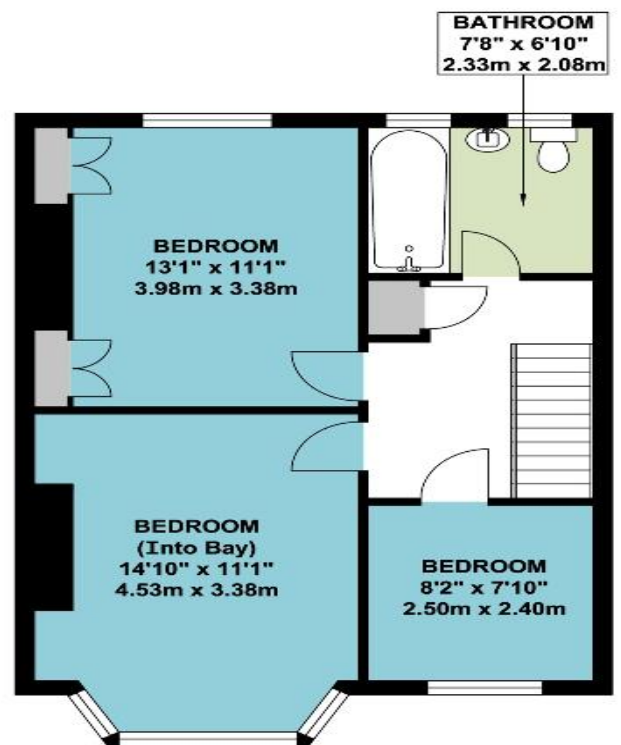




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1046.03 SQ. FT / 97.18 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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