

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

HORSENDEN LANE NORTH GREENFORD UB6 0PE £525,000 Freehold



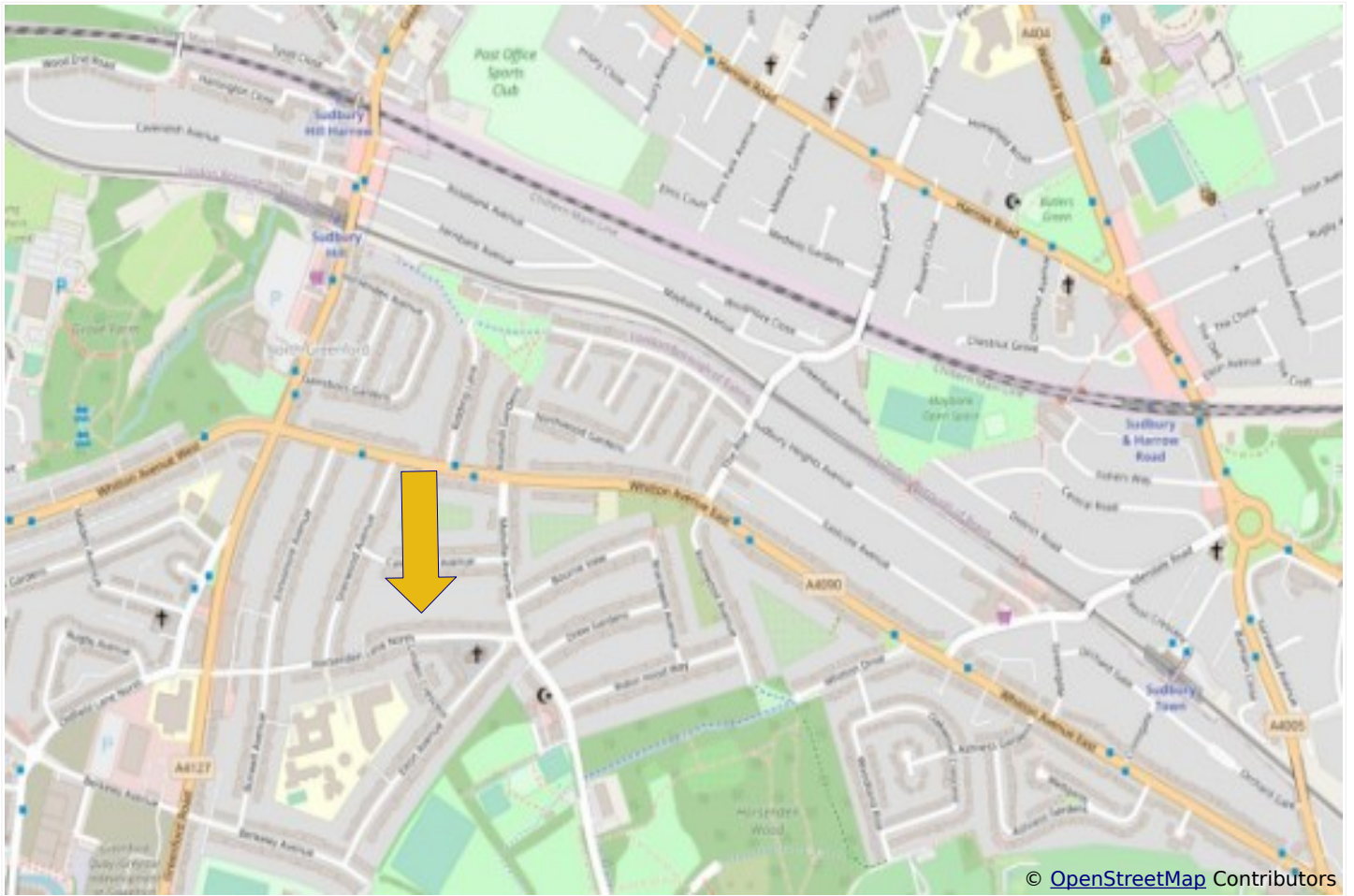
SPACIOUS THREE BEDROOM END TERRACE HOUSE

Constructed during the 1930s the property is located in a popular residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are approximately ½ mile. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

*** REQUIRES UPGRADING AND MODERNISATION ***

*** GAS CENTRAL HEATING * MOSTLY DOUBLE GLAZED ***

*** 120' REAR GARDEN ***





| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (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 940.22 SQ. FT / 87.35 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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