

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

AVENUE GARDENS ACTON W3 8HB **£775,000 Freehold**



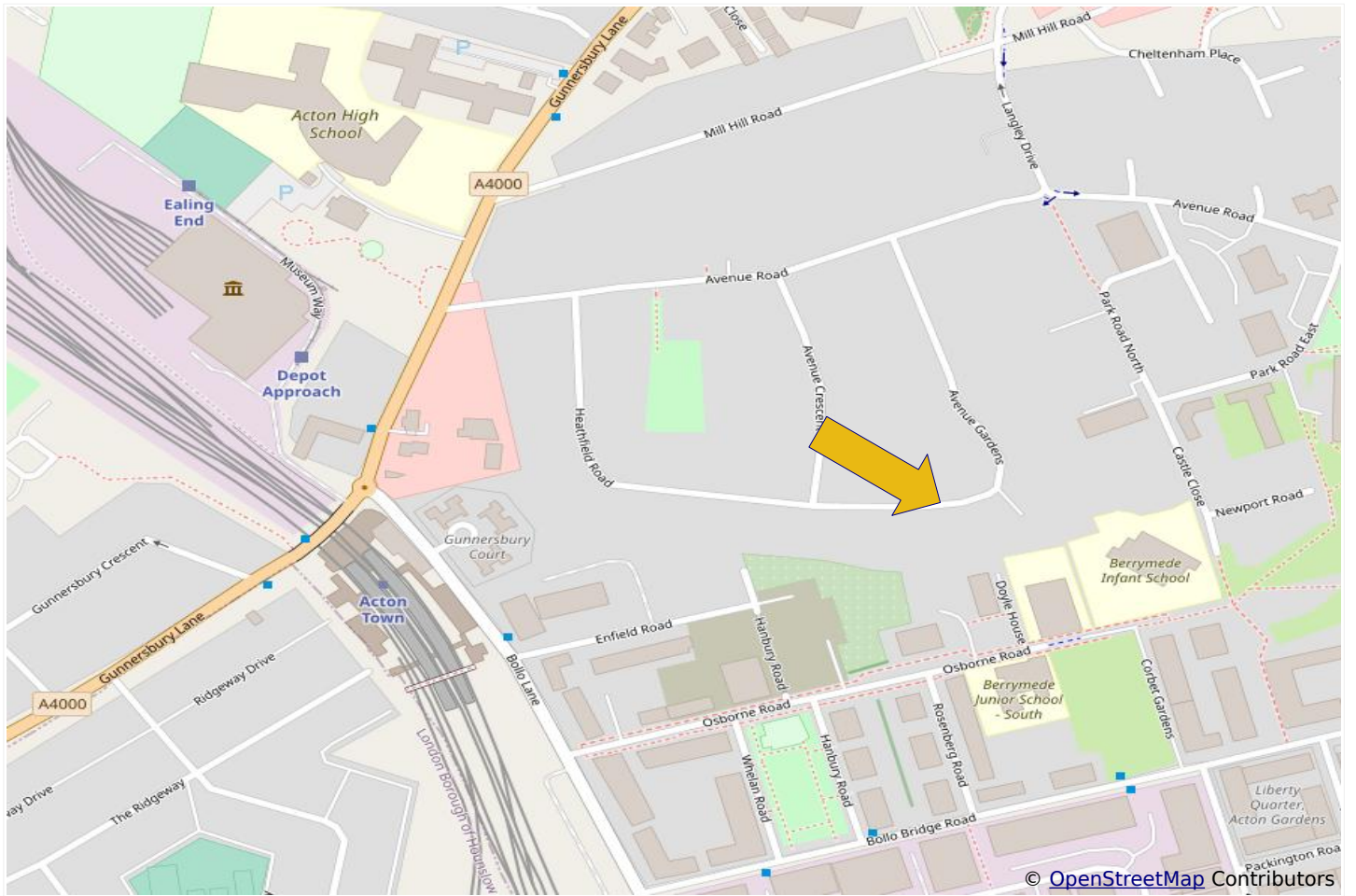
ATTRACTIVE THREE BEDROOM HOUSE

Constructed during the 1920s within the Mill Hill Park conservation area and retaining a number of original features, the property is located in an excellent residential position within ½ mile of many local amenities including shopping facilities at Acton High Street, schools, bus routes and Acton Town Piccadilly Line/District Line Station.

*** REQUIRES UPGRADING AND MODERNISATION ***

*** 95' SOUTH FACING REAR GARDEN ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(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 1054.97 SQ. FT / 98.01 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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