

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

FERNBANK AVENUE WEMBLEY HA0 2TT **£535,000 Freehold**



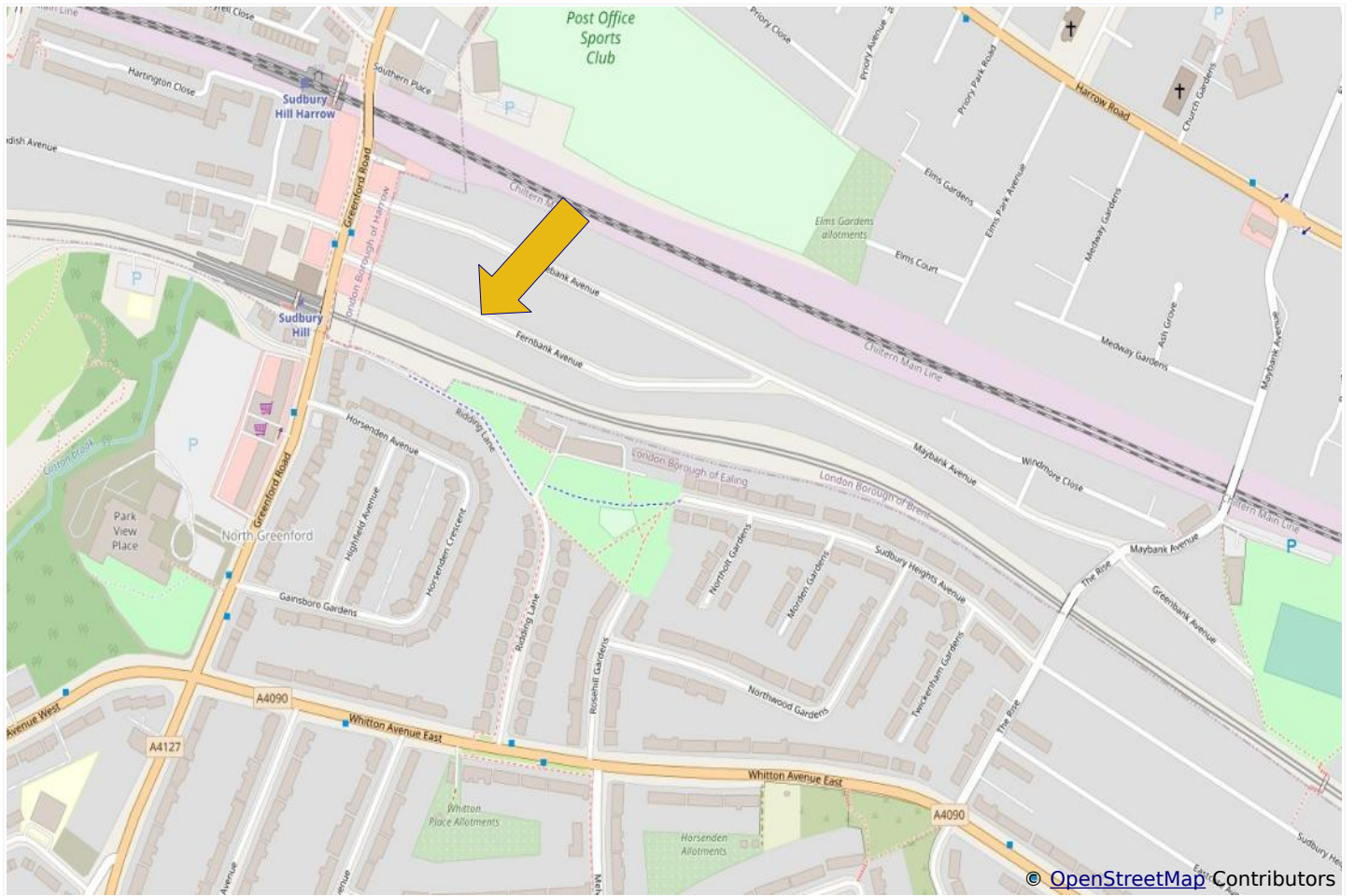
SPACIOUS WELL PRESENTED EXTENDED THREE BEDROOM END TERRACE HOUSE

The property is located a few hundred yards from Sudbury Hill Piccadilly line Zone 4 station, local shops, bus routes and Sudbury Hill Harrow Chiltern Branch line station.

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

*** THROUGH LOUNGE * REAR EXTENSION ***

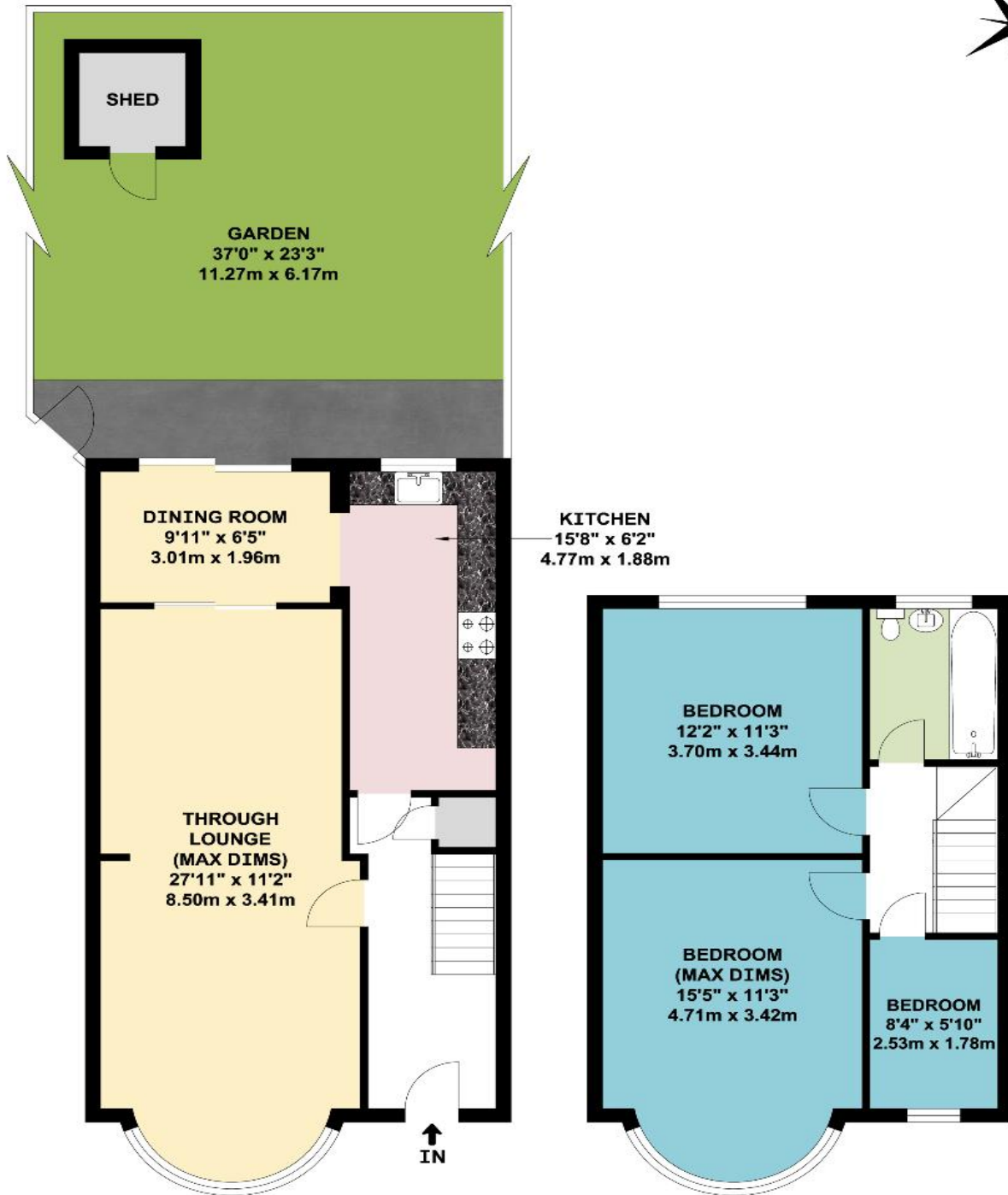
*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 990.27 SQ. FT / 92.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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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