

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

BIRKBECK WAY, GREENFORD, UB6 8NY offers in excess of £530,000 Freehold



EXTENDED THREE BEDROOM MID TERRACE HOUSE

The property is situated in a residential location approximately ¼ mile from Greenford Central Line zone 4 station, local shops and 92 bus route and A40 Western Avenue access. William Perkin Church of England High School, Oldfield Primary School and Westway Cross Retail Park are all within ½ mile.

*** REAR EXTENSION ***

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

*** GROUND AND FIRST FLOOR BATHROOMS ***

*** OFF-STREET PARKING FOR TWO CARS ***

*** NO UPPER CHAIN ***

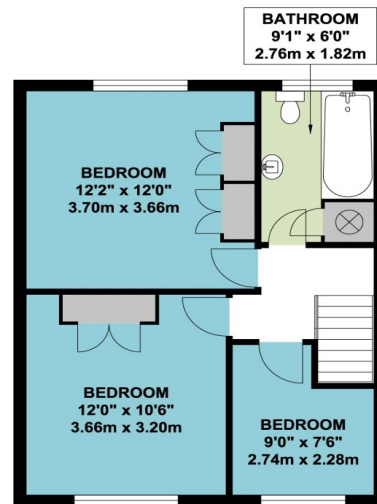




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1044.10 SQ. FT / 97.00 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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