

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **NORTHWOOD GARDENS, GREENFORD, UB6 0LF** **£499,950 Freehold**



### **THREE BEDROOM MID TERRACE HOUSE**

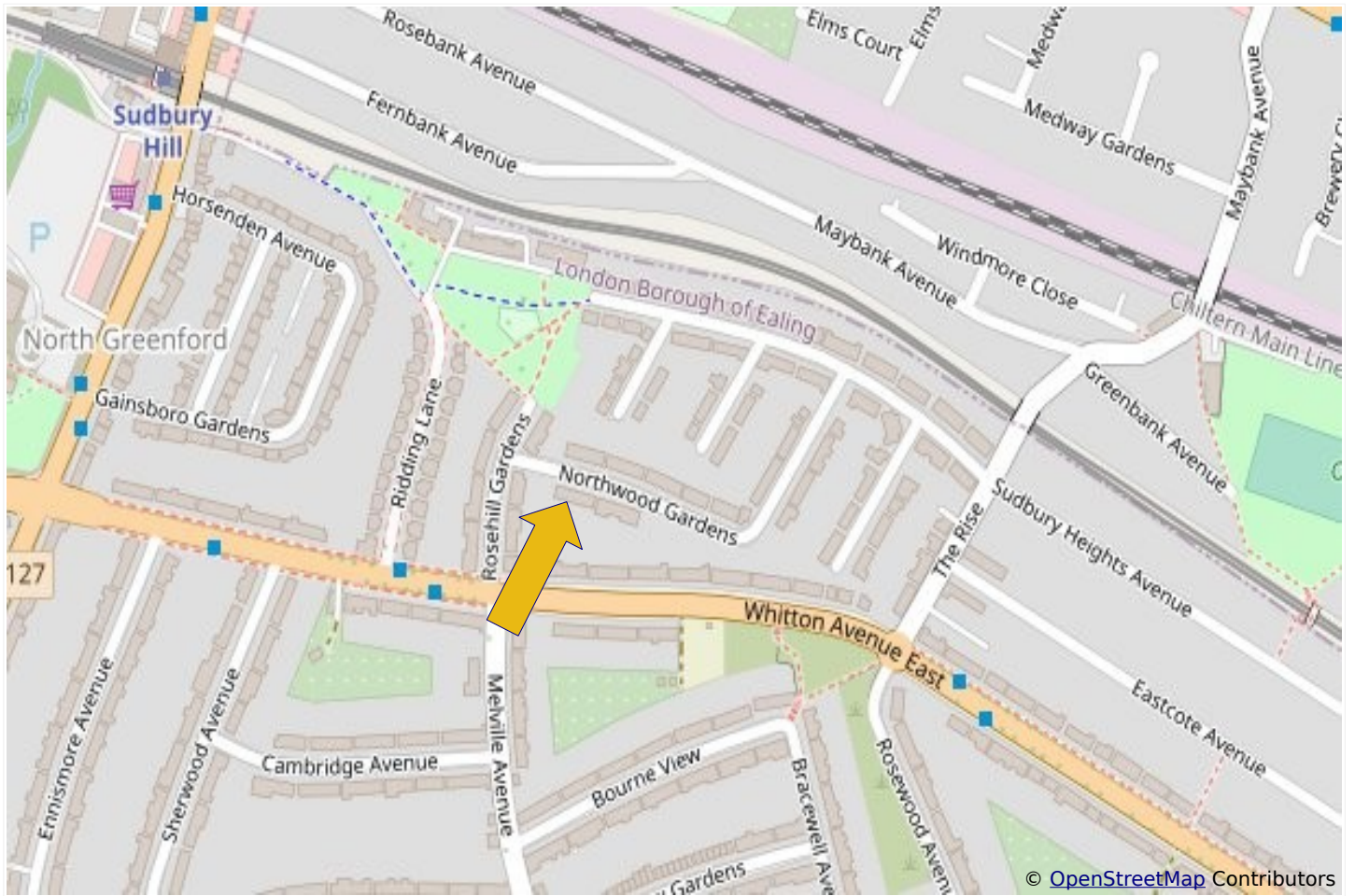
Constructed during the 1930s, the property is located in a residential side road less than ½ mile, by foot, from Sudbury Hill Piccadilly Line zone 4 station, local shops, 92, H17 and 487 bus routes. Horsenden Hill open space, Horsenden Primary school as well as Sudbury Hill Chiltern Branch Line station are all within ½ mile.

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

**\* THROUGH LOUNGE \* OFF STREET PARKING \***

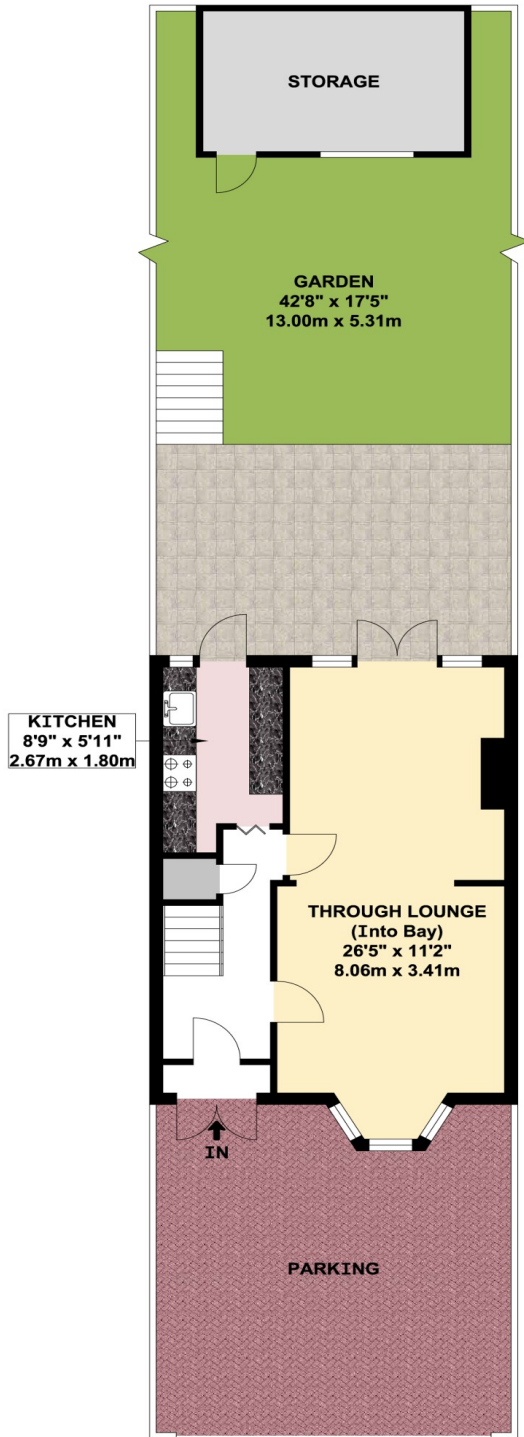
**\* LARGE PATIO WITH STEPS DOWN TO 43' SOUTH FACING REAR GARDEN \***

**\* NO UPPER CHAIN \***

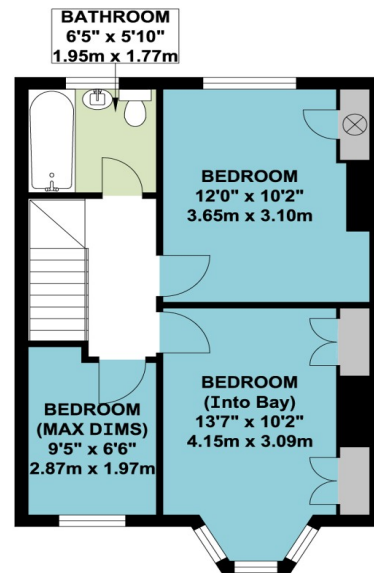




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		31
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 839.58 SQ. FT / 78.00 SQ. M**

**COUNCIL TAX BAND D**

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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