

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ENNISMORE AVENUE, GREENFORD, UB6 0JN **£490,000 Freehold**



THREE BEDROOM MID TERRACE HOUSE

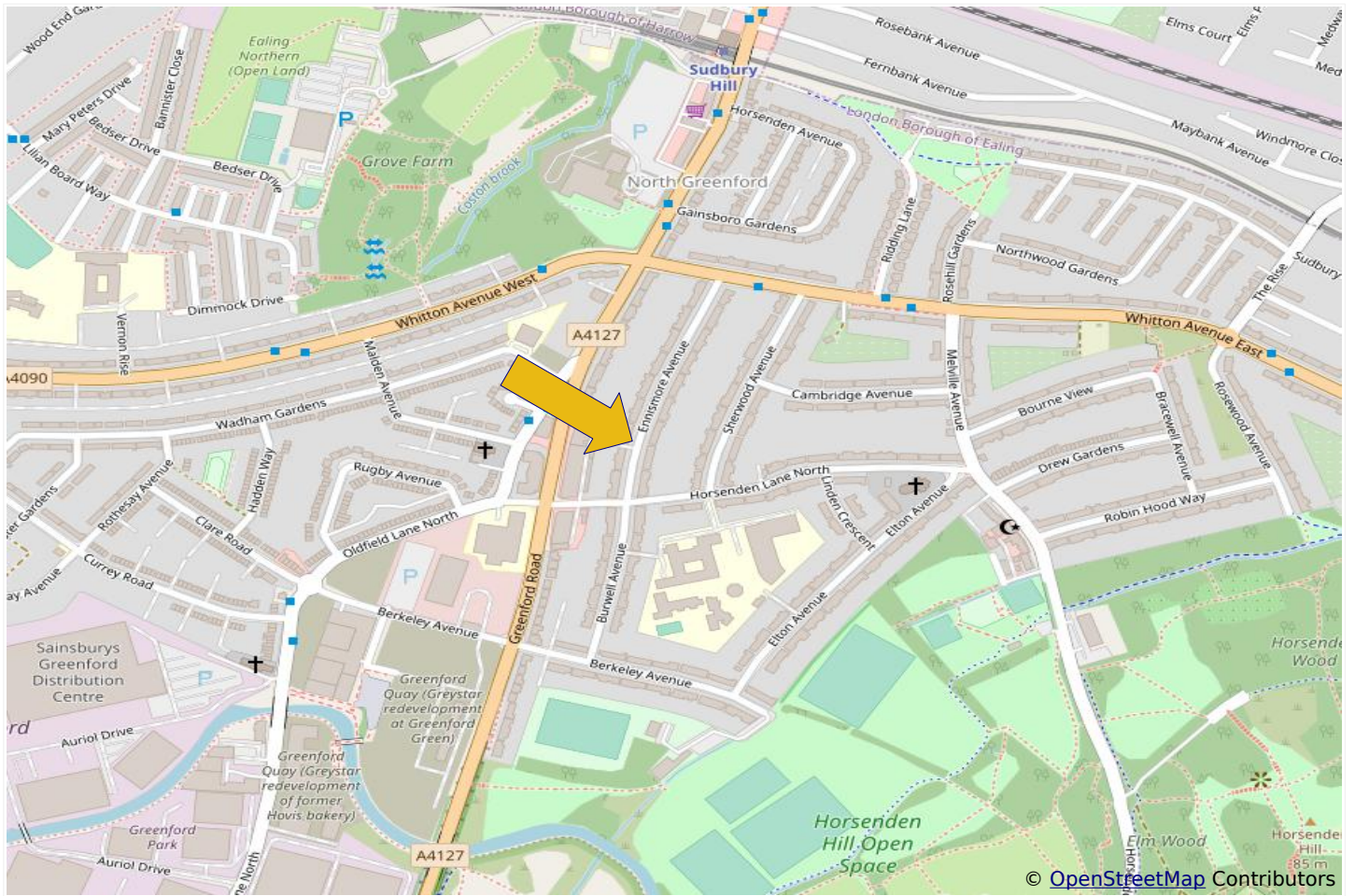
Built in the 1930s the property is located in a residential position less than ½ mile from local shops, 487, 92 & H17 bus routes as well as Sudbury Hill Piccadilly (zone 4) and Sudbury Hill & Harrow Chiltern Line stations. Horsenden Primary School and Horsenden Hill open space are all within approx. ¼ mile.

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

*** THROUGH LOUNGE ***

*** 95' REAR GARDEN * OFF STREET PARKING ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	70	
(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	



APPROX. GROSS INTERNAL FLOOR AREA 927.20 SQ. FT / 86.14 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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