

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **SOUTH VALE, HARROW HA1 3PH £1,000,000 Freehold**



### **WELL PRESENTED HUGELY EXTENDED SIX BEDROOM SEMI DETACHED HOUSE**

Originally constructed during the 1930s this quite unique exceptionally impressive house is located in a residential side road less than ½ mile from Sudbury Piccadilly Line (zone 4) station, local shops and bus routes and within ¼ mile of Sudbury Hill Chiltern Branch Line station.

**\* 3 RECEPTION ROOMS \* GAMES ROOM \***

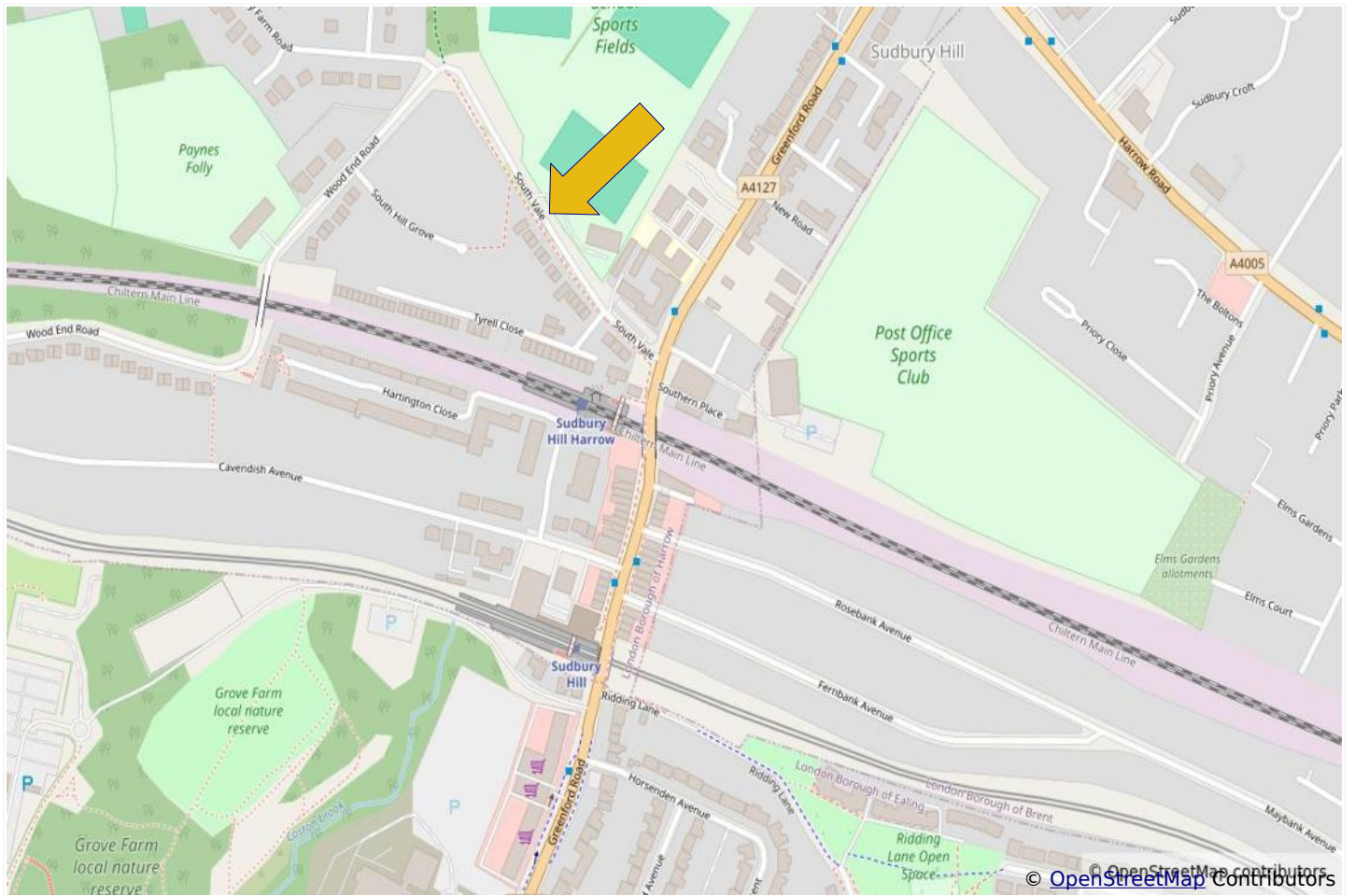
**\* 3 BATHROOMS & 2 SHOWER ROOMS \* BASEMENT STORAGE ROOMS \***

**\* 65' LANDSCAPED SOUTH WEST FACING REAR GARDEN \***

**\* OFF STREET PARKING \***

**\* NO UPPER CHAIN \***









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			



----- RESTRICTED HEAD HEIGHT



**BASEMENT**

**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 2604.22 SQ. FT / 241.94 SQ. M**

**COUNCIL TAX BAND F**

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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