

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

NORTHWOOD GARDENS GREENFORD UB6 0LE £1,200,000 Freehold



GREATLY EXTENDED WELL PRESENTED SIX BEDROOM END TERRACE HOUSE

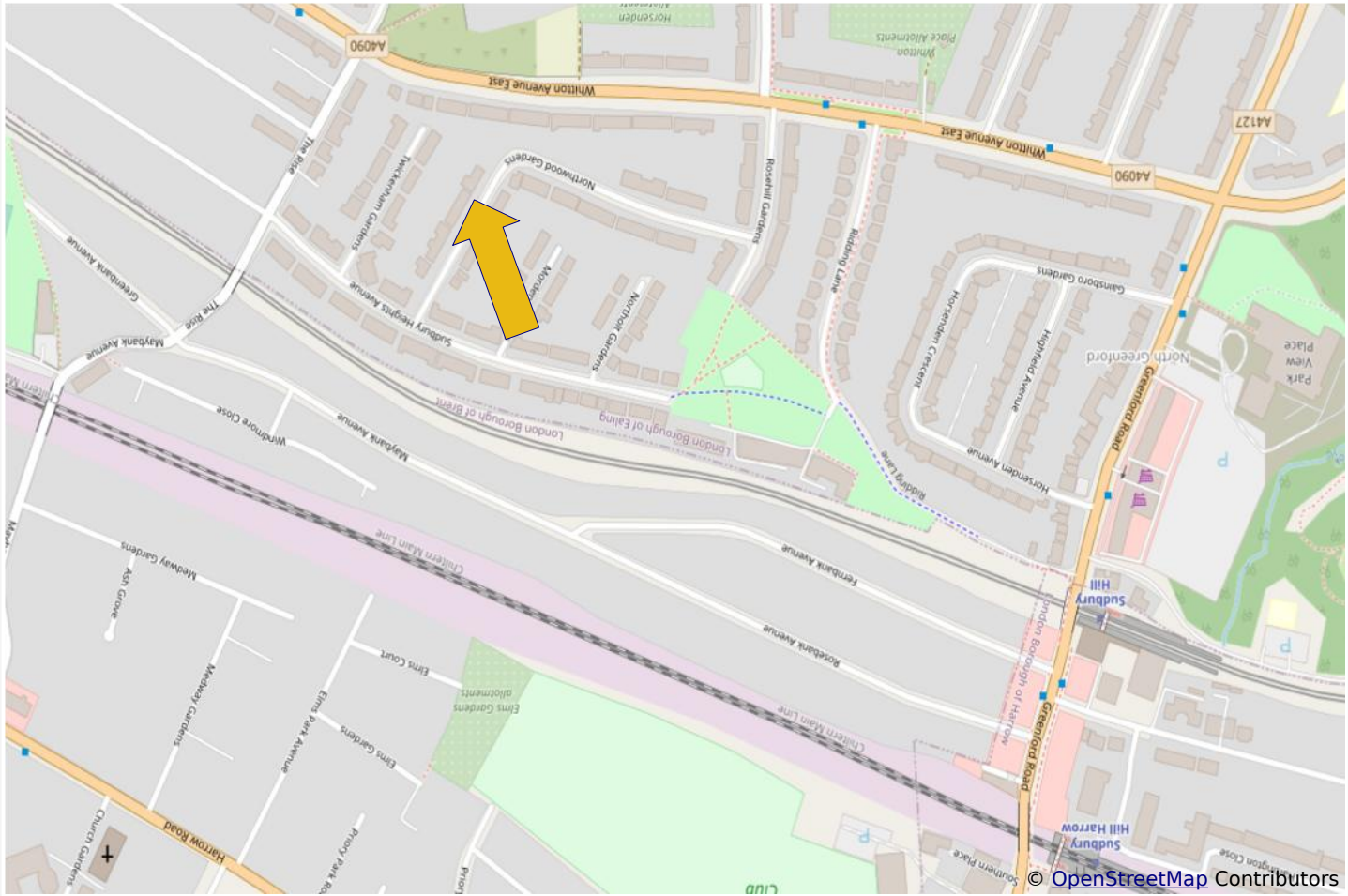
Constructed during the 1930s The property is located in a residential side street within approximately ½ mile of Sudbury Hill Piccadilly Line station (zone 4), Sudbury Hill Harrow Chiltern Line station and local shops. The 92, H17 and 487 bus routes, as well as Horsenden primary school and Horsenden Hill open space are all within approximately ½ mile.

*** SIDE REAR AND LOFT EXTENSIONS ***

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

*** THREE BATH/SHOWER ROOMS * GARDEN ROOM ANNEXE ***

*** AMPLE OFF-STREET PARKING * NO UPPER CHAIN ***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



APPROX. GROSS INTERNAL FLOOR AREA 1951.71 SQ. FT / 181.32 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 2231.14 SQ. FT / 207.28 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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