

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WEMBLEY HILL ROAD WEMBLEY HA9 8EN **£695,000 Freehold**



SPACIOUS 4/5 BEDROOM NEO-GEORGIAN STYLE END TERRACE HOUSE

Constructed during the 1970s the property is located in an excellent residential position a few hundred yards from local shops and bus routes. North Wembley Overground and Bakerloo Line, Wembley Park Metropolitan Line stations together with primary and secondary schools are all within ½ mile

*** ENSUITE BATHROOM/WC TO MAIN BEDROOM ***

*** PRINCIPAL RECEPTION ROOM PLUS SECOND RECEPTION ROOM/5th BEDROOM ***

*** GARDENS * OFF-STREET PARKING ***

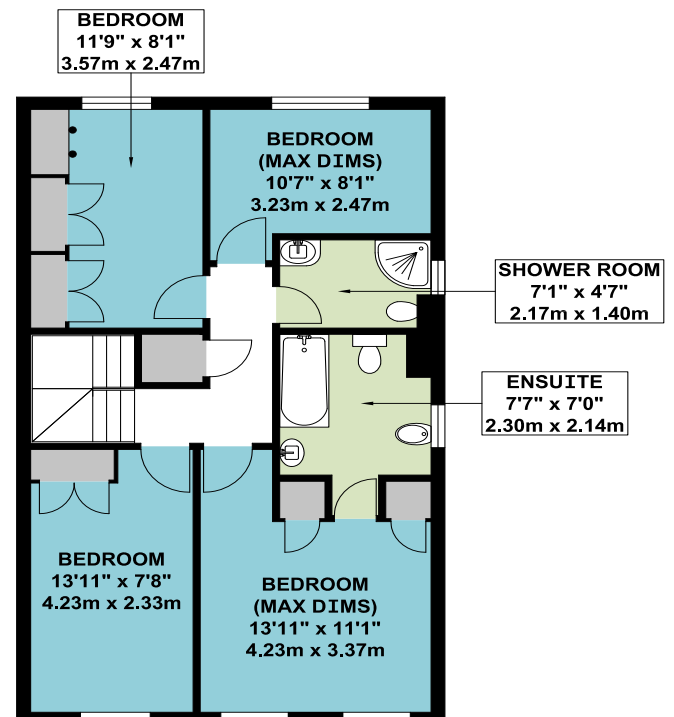
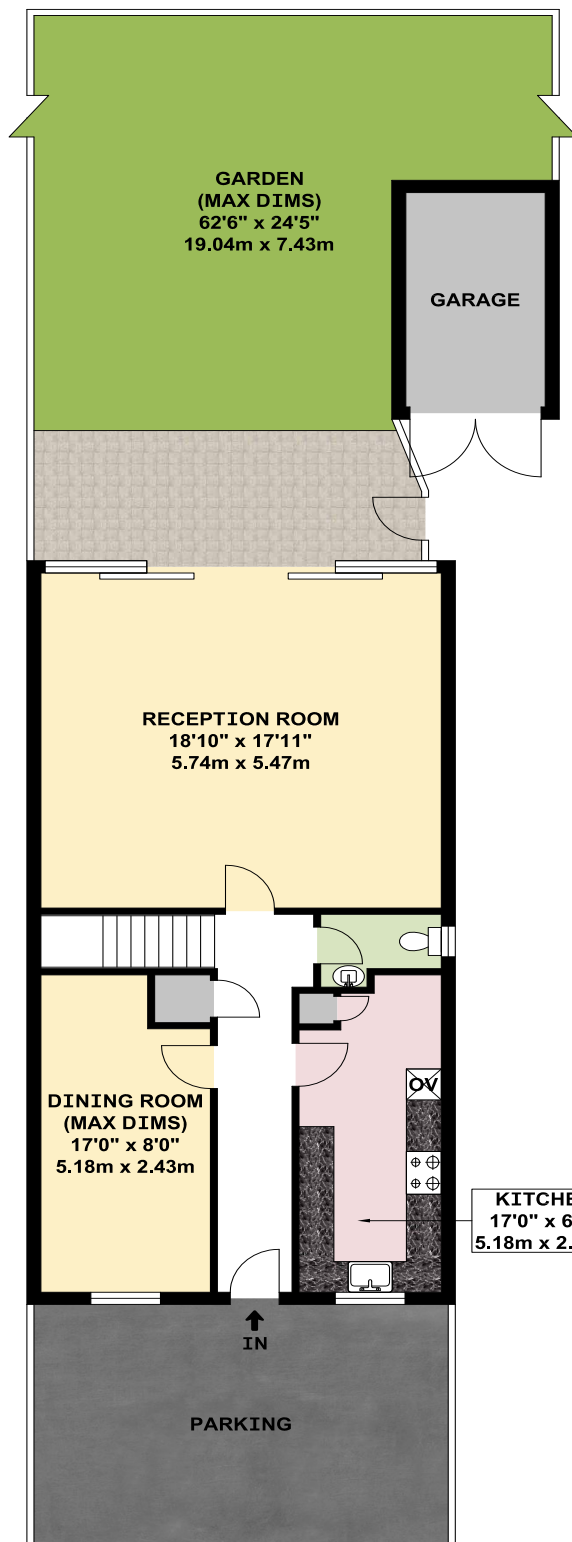
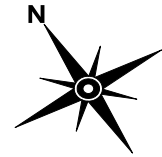
*** GARAGE ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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 1333.97 SQ. FT / 123.93 SQ. M

COUNCIL TAX BAND E

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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