

020 8578 6704

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[www.westbrook-greenford.co.uk](http://www.westbrook-greenford.co.uk)

These particulars are issued on the understanding that all negotiations are conducted through Westbrook. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

## PORTLAND CRESCENT, GREENFORD UB6 9EU £480,000 Freehold



### A WELL PRESENTED THREE BEDROOM END OF TERRACE HOUSE

The property is conveniently located in a residential side street off Mansell Road, within a few hundred yards of Greenford Broadway shopping facilities, local schools and bus routes.

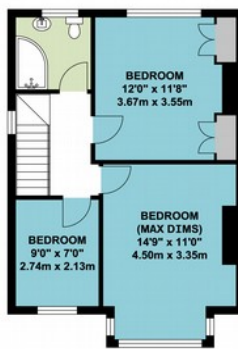
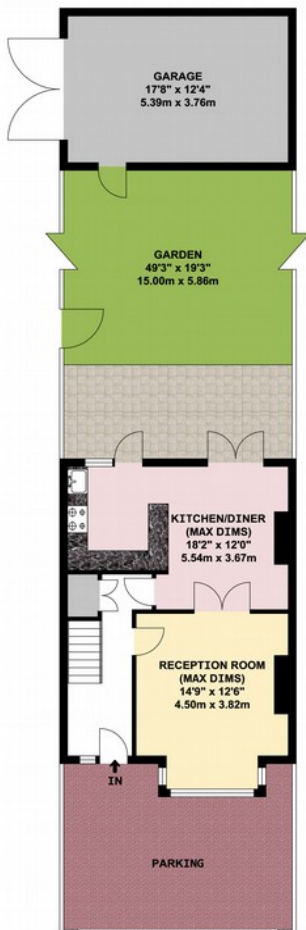
\* DOUBLE GLAZING \* CENTRAL HEATING \*

\* RECEPTION ROOM LEADING TO KITCHEN/DINER \*

\* GARAGE VIA SHARED ACCESS \*

\* OFF STREET PARKING \*

\* NO UPPER CHAIN \*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		56	84

APPROX. GROSS INTERNAL FLOOR AREA 925.69 SQ. FT / 86.00 SQ. M

PRICE: **£490,000 Freehold**

VIEWING: By appointment via **WESTBROOK: 020 8578 6704**