

FOR SALE

£610,000

Empire Road, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. offer this well presented 3 BEDROOM END-OF-TERRACE.

Situated on this quiet residential street in the heart of Perivale, Empire Road benefits from a more modern construction compared to neighboring properties as construction was completed in 2006.

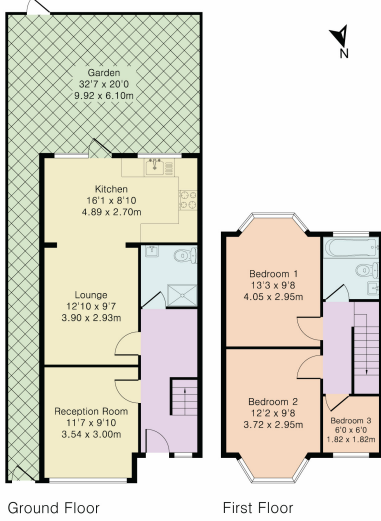
Boasting a south facing corner plot the property receives plenty of light throughout and is finished to a good modern standard.

To the ground floor is the large kitchen dining area separate front reception and Ground Floor shower and toilet and to the first floor are three well proportioned bedrooms with the family bathroom.

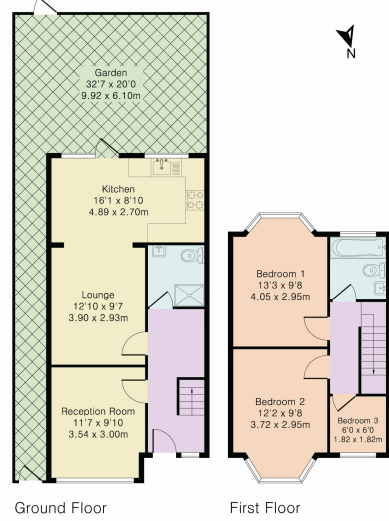




Approximate Gross Internal Area 909 sq ft – 84 sq m
 Ground Floor Area 520 sq ft – 48 sq m
 First Floor Area 389 sq ft – 36 sq m



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PINK PLAN
 Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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	