

FOR SALE

£650,000

Barmouth Avenue, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. offer to the market this lovely 3/4 bedroom, 2 bathroom home.

Situated on this quiet tree lined street in the heart of Perivale's Medway Village the property is well served by local outstanding primary schools, an abundance of local shops and the E5 and 297 bus routes just at the end of the road with Perivale tube station only 6 minutes walk from the property.

There are several local parks and open spaces nearby, including easy access into Ealing and the A40.

To the ground floor the property comprises, separate front reception room, extended rear aspect kitchen diner WITH HIGH QUALITY OAK KITCHEN AND MARBLE WORKSTOPS leading onto the West facing rear





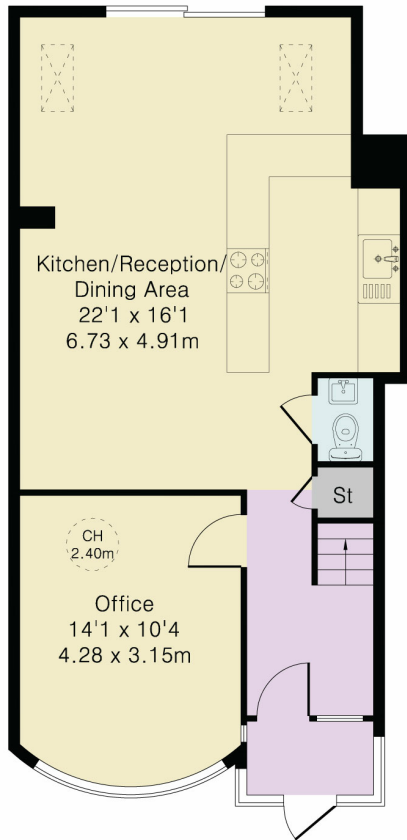
Approximate Gross Internal Area 1413 sq ft - 132 sq m

Ground Floor Area 596 sq ft – 55 sq m

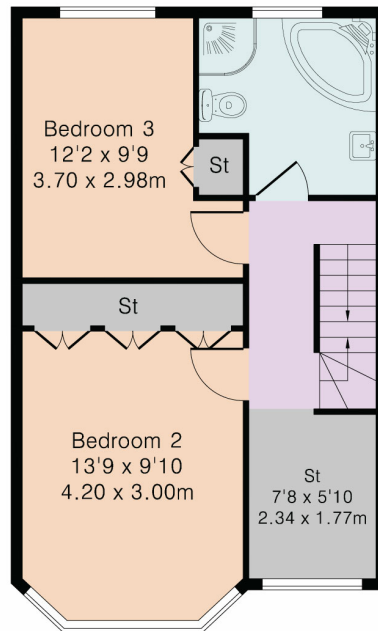
First Floor Area 449 sq ft – 42 sq m

Second Floor Area 244 sq ft – 23 sq m

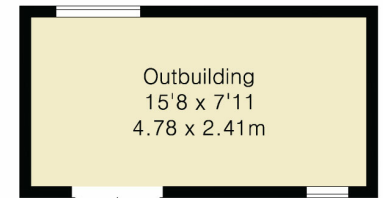
Outbuilding Area 124 sq ft – 12 sq m



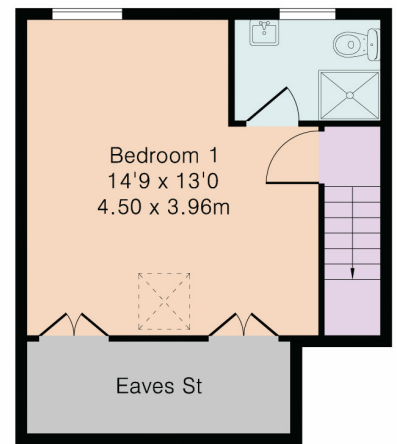
Ground Floor



First Floor



Outbuilding



Second Floor



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 practise. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	