

FOR SALE

£565,000

Empire Road, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. offer to the market this fantastically extended 3 DOUBLE BEDROOM, 2 BATHROOM FREEHOLD HOME.

Situated on this quiet residential street in the heart of Perivale backing onto the grand union canal, the property has been modernised thoroughly by the current owners to provide a flexible and spacious living area.

To the ground floor the property comprises large thru-lounge, extended and separate fitted kitchen with modern units. 3rd bedroom with electric skylight and en-suite bathroom.





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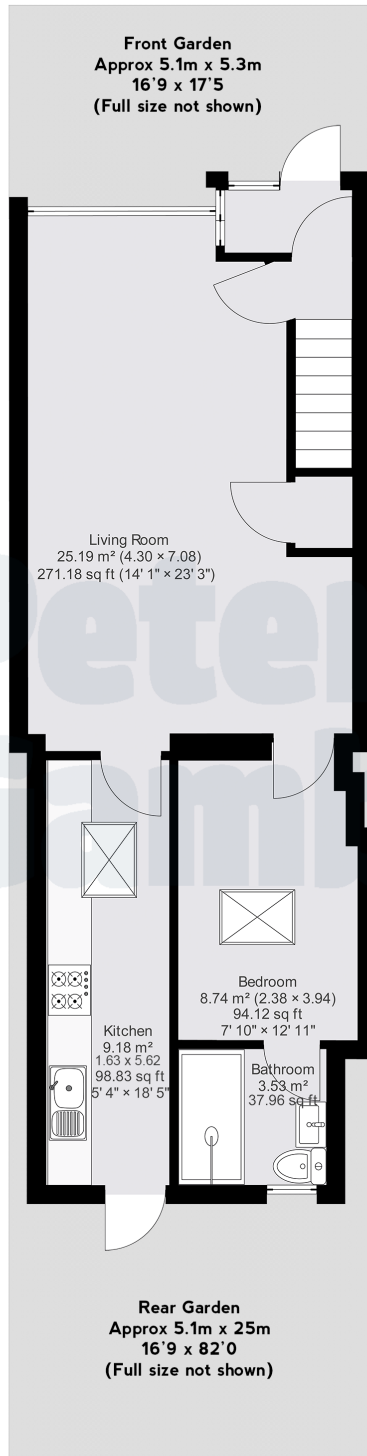
Peter Gamble & Co



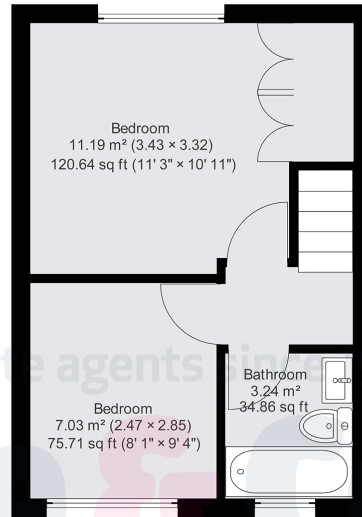
Peter Gamble & Co



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Estate agents since 1979



## Empire Road



**APPROX. GROSS INTERNAL FLOOR AREA:**  
**79.9 sq. m / 860 sq.ft**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH CAN BE GIVEN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	