

FOR SALE

£569,950

Barmouth Avenue, Perivale, Greenford, Greater London, UB6



Peter Gamble & Co. proudly offer for sale this beautiful 3 BEDROOM, SEMI-DETACHED HOME.

Situated on this quiet tree lined street in the heart of Perivales' 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 2 separate reception rooms and separate galley kitchen.



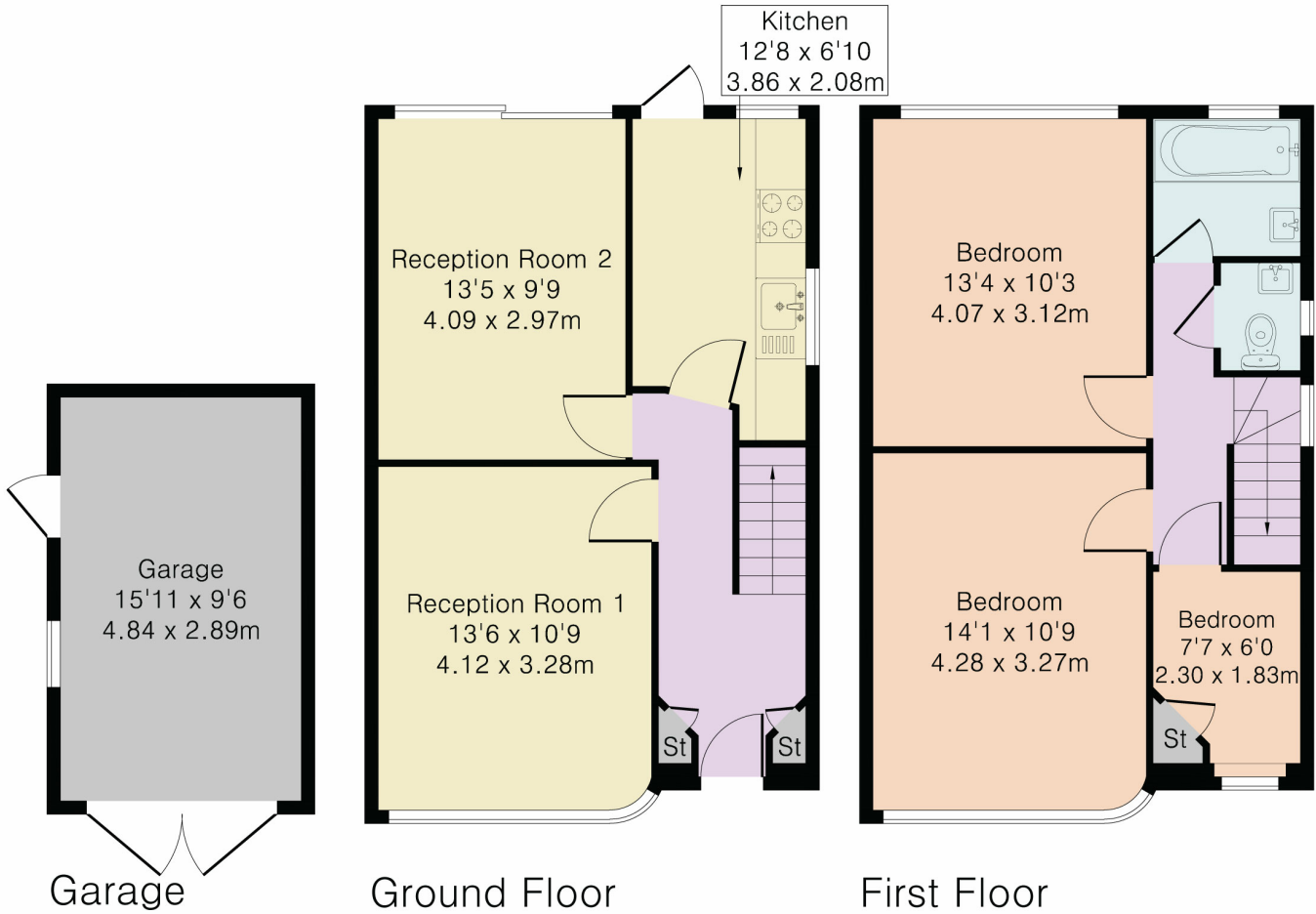


# Approximate Gross Internal Area 1049 sq ft - 98 sq m

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 449 sq ft – 42 sq m

Garage Area 151 sq ft – 14 sq m



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+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	