

FOR SALE

£500,000

Empire Road, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. offer to the market this well presented 3 bedroom terraced home.

Situated on this quiet residential street in the heart of Perivale, the property benefits from a long west facing rear garden and close proximity to local shops, bus routes and tube stations.

To the ground floor the property comprises a thru-lounge, and separate galley kitchen.

To the first floor are the 3 bedrooms and bathroom with separate w/c

Local shops and bus routes are just a five minute walk away with either Alperton tube or Perivale tube

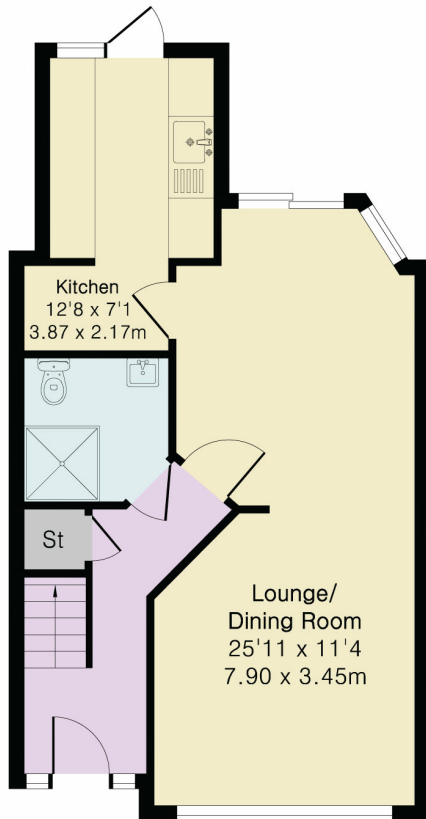




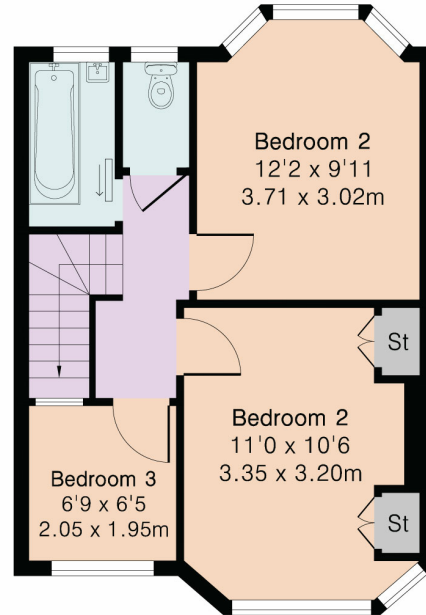
Approximate Gross Internal Area 863 sq ft - 80 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 392 sq ft – 36 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		
(55-68) D	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC