

FOR SALE

£660,000

Barmouth Avenue, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. offer to the market this very well presented 3/4 BEDROOM, 2 BATHROOM End-of-Terrace 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 separate front reception room leading to the rear extension





Approximate Gross Internal Area 1207 sq ft – 112 sq m
 Ground Floor Area 511 sq ft – 48 sq m
 First Floor Area 371 sq ft – 34 sq m
 Top Floor Area 244 sq ft – 23 sq m
 Outbuilding Area 81 sq ft – 7 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 82 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |