

FOR SALE

£790,000

Rydal Crescent, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. proudly offer to the market this exceptional 4 BEDROOM, 3 BATHROOM SEMI-DETACHED HOME.

Offered to the market, this greatly extended property is situated on this quiet residential street just moments from the iconic Tesco Hoover Building with easy access to the A40 and local bus routes. Local outstanding schools are also close to hand.

To the ground floor, the property comprises a large through lounge leading to the extended fully fitted kitchen diner featuring hot water tap, Bosch appliances, remote control blinds and skylight with bi-fold doors onto the landscaped rear garden.





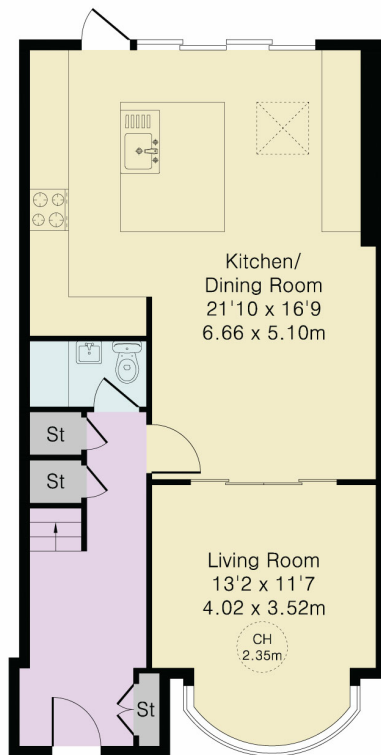
Approximate Gross Internal Area 1601 sq ft - 149 sq m

Ground Floor Area 600 sq ft – 56 sq m

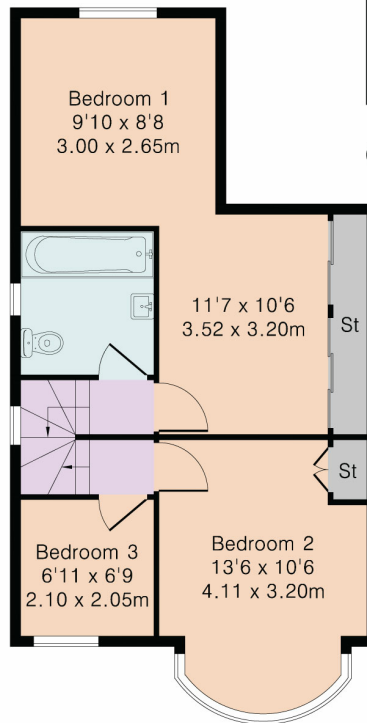
First Floor Area 496 sq ft – 46 sq m

Top Floor Area 266 sq ft – 25 sq m

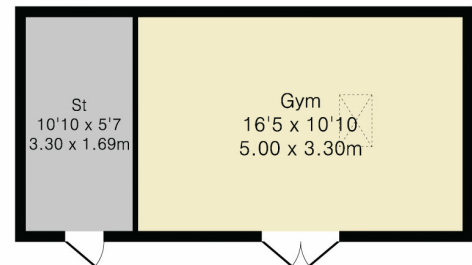
Outbuilding Area 239 sq ft – 22 sq m



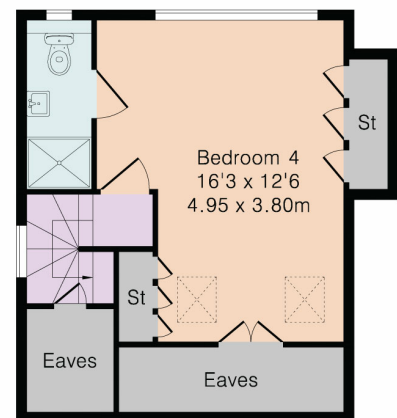
Ground Floor



First Floor



Outbuilding



Top 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	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		