

**FOR SALE**  
Peter Estate agents since 1979  
Gamble & Co

£699,950

Barmouth Avenue, Perivale, Greenford, Greater London. UB6



Peter Gamble & Co. proudly offer for sale this beautiful 4 BEDROOM, 2 BATHROOM, 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 large dual aspect through lounge which runs the full length



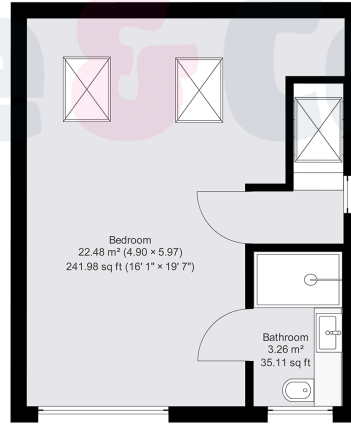
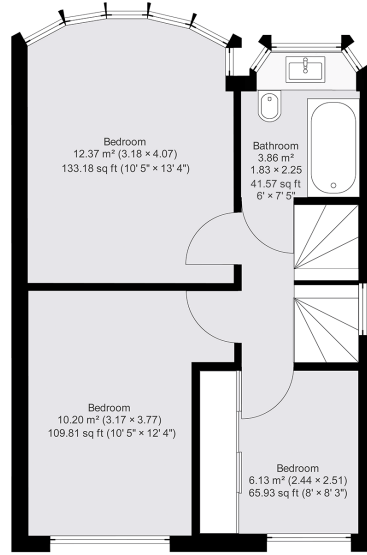
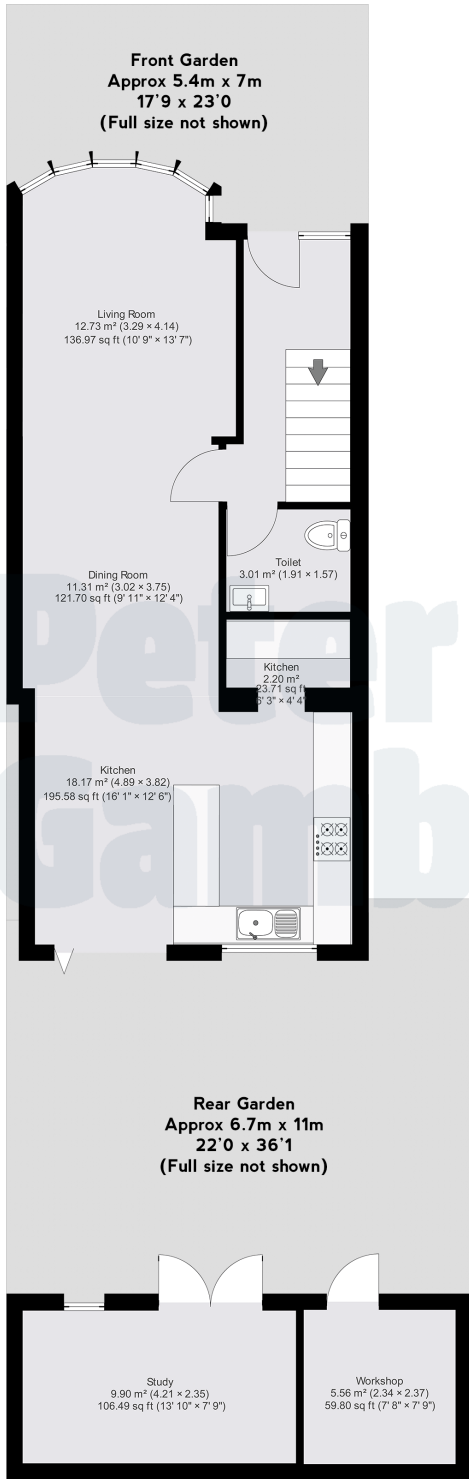








# Barmouth Avenue



**APPROX. GROSS INTERNAL FLOOR AREA:**  
Incl. Garden Room 140 sq. m / 1506 sq.ft  
Excl. Garden Room 124.3 sq. m / 1337 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>85</b>
(69-80)	<b>C</b>	<b>74</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	