

**daniels**  
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Berkeley Avenue, Greenford, UB6 0NY

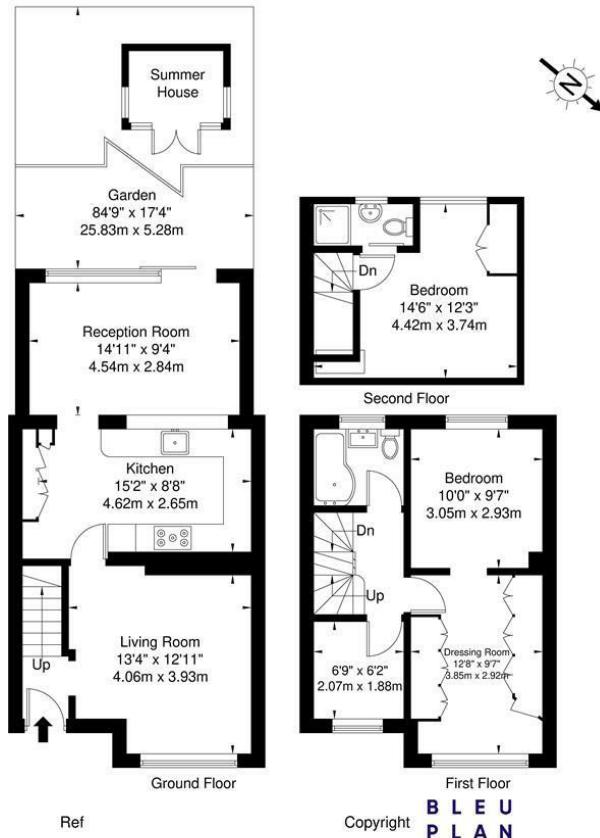
Asking Price £599,950

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## Floor Plan

### Berkeley Avenue Greenford UB6 0NY

Approx. Gross Internal Area = 96.7 sq m / 1041 sq ft

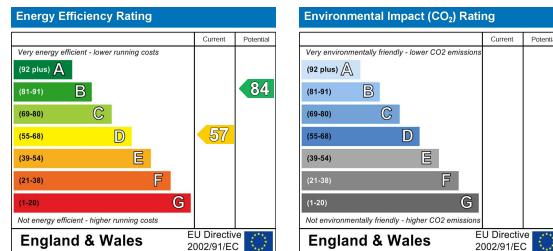


The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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- NO UPPER CHAIN
- THREE / FOUR BEDROOM'S & TWO BATHROOMS
- GOOD DECORATIVE ORDER
- EXTENDED TO REAR & LOFT CONVERSION
- OFF STREET PARKING TO FRONT
- 85FT S/SW FACING PRIVATE REAR GARDEN
- WALKING DISTANCE TO BOTH SUDSBURY HILL & GREENFORD TRAIN STATION'S
- COUNCIL TAX BAND D / EPC RATING D
- ONLINE VIRTUAL TOUR: <https://my.matterport.com/show/?m=eqN8xrN7tR5>
- VIEWINGS STRICTLY BY APPOINTMENT

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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35 Court Parade, Sudbury  
Middlesex HA0 3HS

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Lettings 020 8452 7999

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### Wembley

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Middlesex HA9 6AH

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Lettings 020 8452 7999

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### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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### Willesden Green

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### Kensal Rise

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