

, 87, Tavistock Avenue, Greenford, UB6 8AN

Guide Price £715,000

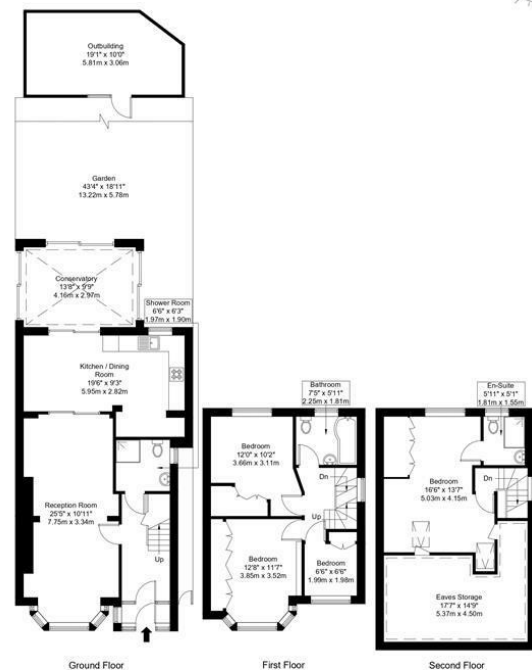


Floor Plan

Tavistock Avenue, UB6 8AN

Approx Gross Internal Area = 138.09 sq m / 1486 sq ft
Restricted Head Height / Eaves Storage = 18.13 sq m / 195 sq ft
Outbuilding = 16.81 sq m / 181 sq ft
Total = 173.03 sq m / 1862 sq ft

Reduced headroom below 1.5m / 5'0"



Ref :

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**B L E U
P L A N**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Daniels are proud to present this beautifully extended family home, featuring both a ground floor extension and a loft conversion that have transformed the property into a spacious and modern living space.

Immaculately presented throughout, the home offers three contemporary bathrooms/shower rooms, including a stylish ensuite to the loft room. The extended ground floor is further enhanced by a bright rear conservatory, providing additional living space ideal for family life or entertaining. This is a true turnkey property—ready to move into with no work required.

Tavistock Avenue is a quiet residential street just a short walk from Perivale Central Line Station, offering excellent access to Central London. Families will appreciate the selection of highly regarded local schools, including Perivale Primary, Selborne Primary, Vicars Green Primary, Brentside High School and William Perkin.

Energy Efficiency Rating

Rating	Score Range	2002-04	2012-14
Very energy efficient - lower running costs	(92 plus)		82
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)	59	
E	(21-38)		
F	(1-20)		
G			

Not energy efficient - higher running costs

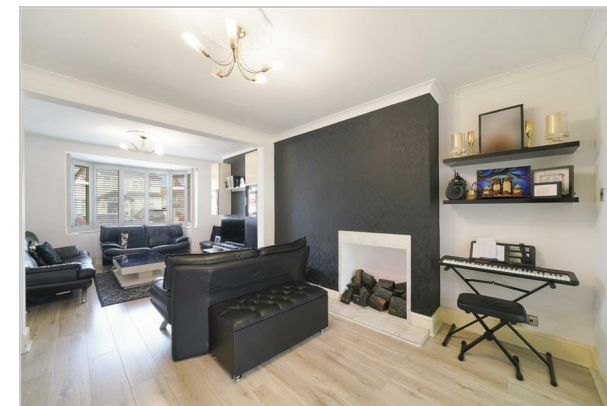
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	2002-04	2012-14
Very environmentally friendly - lower CO ₂ emissions	(92 plus)		82
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC



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