



Barnes Avenue, Norwood Green, UB2 5TB
Guide Price £299,950

DBK
ESTATE AGENTS



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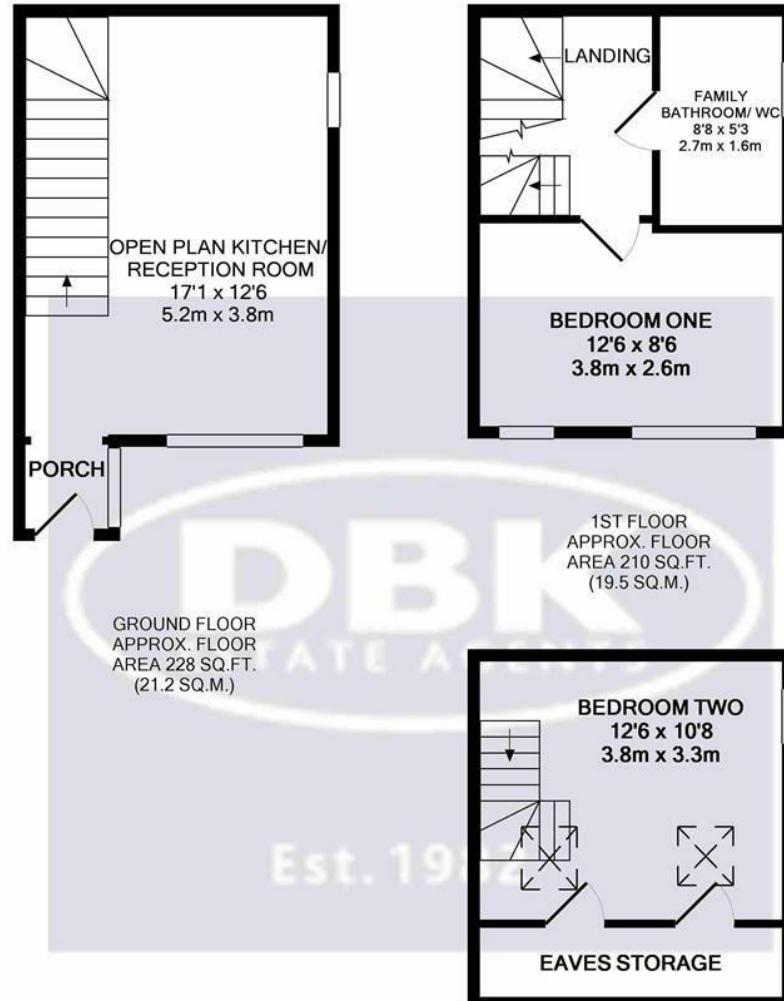
SOLD BY DBK Estate Agents. First Time Buyers to take advantage of Stamp Duty Relief and Investors to benefit from an approximate Annual Rental Income of £16,200 (5.4% Gross Yield).

This end of terrace property has been elegantly modernised to a suits the needs of any contemporary family. To date accommodation is set over three floors and comprises of two well sized bedrooms, open plan kitchen/reception room and family shower room/ WC. Supplementary to this is a front garden with off street parking, gas central heating and double glaze windows.

Conveniently sited within walking distance to Norwood Green Nursery & Infant School and Khalsa Primary School as well as many local amenities such as Tesco Express and direct transport links to Southall Overground Station (soon to be apart of the Crossrail Network), Hounslow West Underground Station and London Heathrow Airport.

- Immaculate + Tasteful Family Home
- End of Terrace
- Two Double Bedrooms
- Open Plan Kitchen/ Reception Room
- Family Shower Room/ WC
- Off Street Parking
- Gas Central Heating + Double Glazed Windows
- Circa 610 Sq.Ft - 56.7 Sq.M
- First Time Buyers Take Advantage of Stamp Duty Relief
- Within Catchment for Reputable Schools





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	