



Wellgarth, GREENFORD, UB6 0RR

Asking Price £975,000

Wellgarth, UB6 0RR

Approx Gross Internal Area = 202.5 sq m / 2180 sq ft
Restricted head height = 2.6 sq m / 28 sq ft
Total = 205.1 sq m / 2208 sq ft

= Reduced headroom below 1.5m / 5'0"

Ground Floor

- Garden: 59'9" x 32'9" (18.21m x 9.97m)
- Shower Room: 8'10" x 3'8" (2.68m x 1.12m)
- Bedroom: 11'7" x 8'10" (3.50m x 2.68m)
- Utility: 14'0" x 7'7" (4.29m x 2.31m)
- Kitchen: 15'10" x 11'2" (4.63m x 3.41m)
- Bedroom: 15'5" x 14'10" (4.69m x 4.52m)
- Ensuite: 6'2" x 3'1" (1.9m x 0.94m)
- Dining Room: 16'9" x 13'4" (5.11m x 4.07m)
- Dining Room: 13'3" x 11'1" (4.05m x 3.39m)

First Floor

- Bedroom: 17'2" x 9'1" (5.24m x 2.78m)
- Bedroom: 11'6" x 7'3" (3.5m x 2.21m)
- Ensuite: 7'2" x 2'10" (2.21m x 0.86m)
- Bathroom: 7'2" x 5'0" (2.2m x 1.76m)
- Bedroom: 13'9" x 12'4" (4.18m x 3.76m)
- Bedroom: 10'1" x 10'7" (3.32m x 3.23m)
- Bedroom: 10'1" x 9'7" (4.79m x 3.23m)
- Bedroom: 6'10" x 5'0" (2.09m x 1.76m)

Second Floor

- Ensuite: 6'11" x 4'4" (2.11m x 1.33m)
- Bedroom: 17'11" x 11'2" (5.45m x 3.41m)

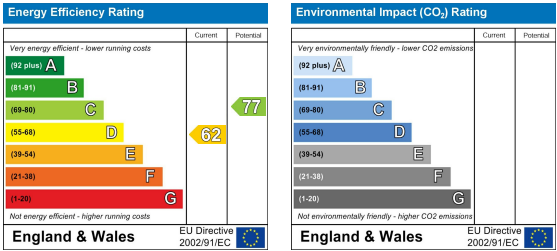
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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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- ## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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