



Ashness Gardens, Greenford, UB6 0RW

Asking Price £1,450,000





## Floor Plan

**Ashness Gardens, UB6 0RW**

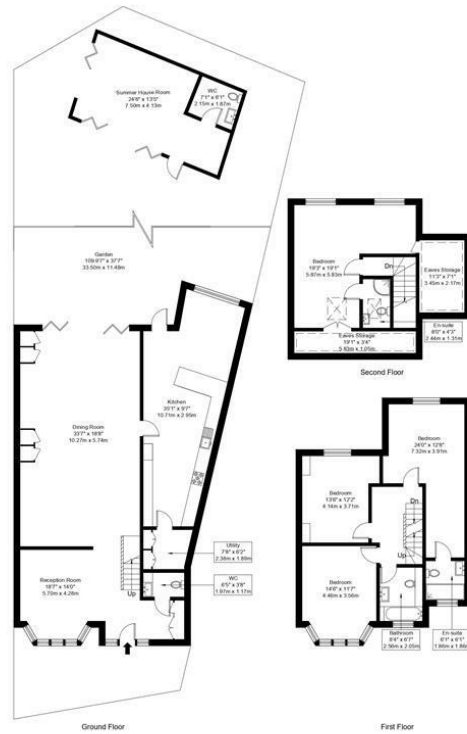
Approx Gross Internal Area = 238.92 sq m / 2571 sq ft

Eaves Storage/ RHH = 13.61 sq m / 146 sq ft

Summer House = 30.87 sq m / 332 sq ft

Total = 283.4 sq m / 3050 sq ft

= Reduced headroom below 1.5m / 5'0"



Ref :

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**PLAN**

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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- NO UPPER CHAIN
- ABSOLUTLEY STUNNING FAMILY HOME
- REFURBISHED TO AN EXQUISITE STANDARD
- FOUR LARGE BEDROOMS
- FOUR BATHROOMS
- LOWERED FLOORING WHICH PROVIDES A VERY GRANDE FEEL
- HIGH END FIXTURES & FITTINGS
- LUXURY MODERN LIVING
- 0.4 MILES TO SUDBURY TOWN STATION
- HEAVILY EXTENDED SEMI-DETACHED HOUSE



## Energy Efficiency Graph

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Current: 71</b>		<b>Potential: 84</b>

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Current: 71</b>		<b>Potential: 84</b>

**England & Wales** EU Directive 2002/91/EC

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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35 Court Parade, Sudbury  
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Sales 020 8904 4888

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E [sudbury@danielsestateagents.co.uk](mailto:sudbury@danielsestateagents.co.uk)

## Wembley

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Middlesex HA9 6AH

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Lettings 020 8452 7999

E [wemblev@danielsestateagents.co.uk](mailto:wemblev@danielsestateagents.co.uk)

## Neasden

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London NW10 0AD

Sales 020 8452 7000

Sales 020 8452 7000  
Lettings 020 8452 7999

E. neasden@danielsestateagents.co.uk

## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000

Sales 020 8452 7000  
Lettings 020 8452 7999

E\_willesdengreen@danielsestateagents.co.uk

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999

Sales	020 8969 5999
Lettings	020 8969 5999

E: [kensalrise@danielsestateagents.co.uk](mailto:kensalrise@danielsestateagents.co.uk)