



Hill Rise, Greenford  
£399,950

**SAB**  
ESTATES



## Hill Rise

Greenford

- Three bedroom first floor flat
- Recently refurbished throughout
- Converted loft providing additional living space
- Spacious open-plan living/kitchen area
- Two double bedrooms plus further single bedroom
- Modern bathroom
- Off-street parking for one vehicle
- Share of freehold being arranged
- Chain-free sale
- 4-minute walk to Greenford Station

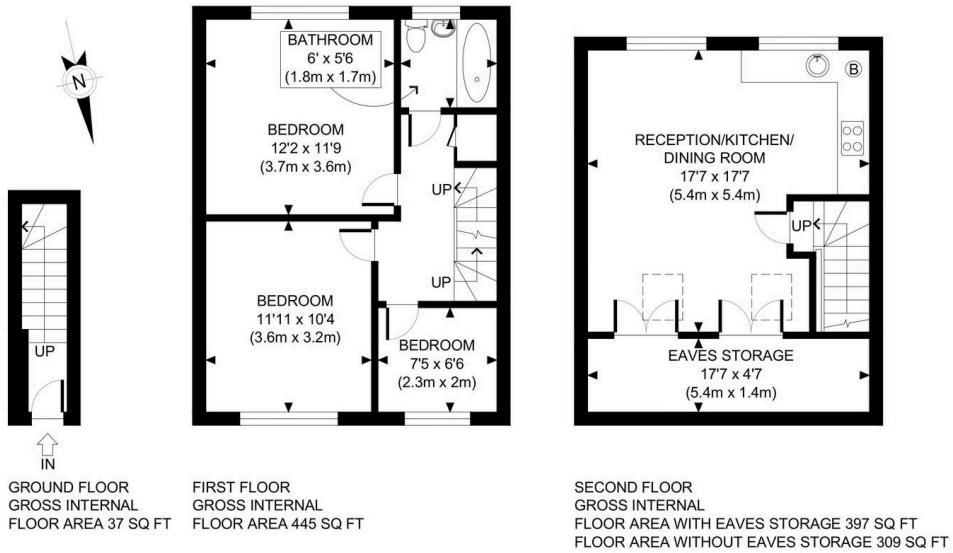
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

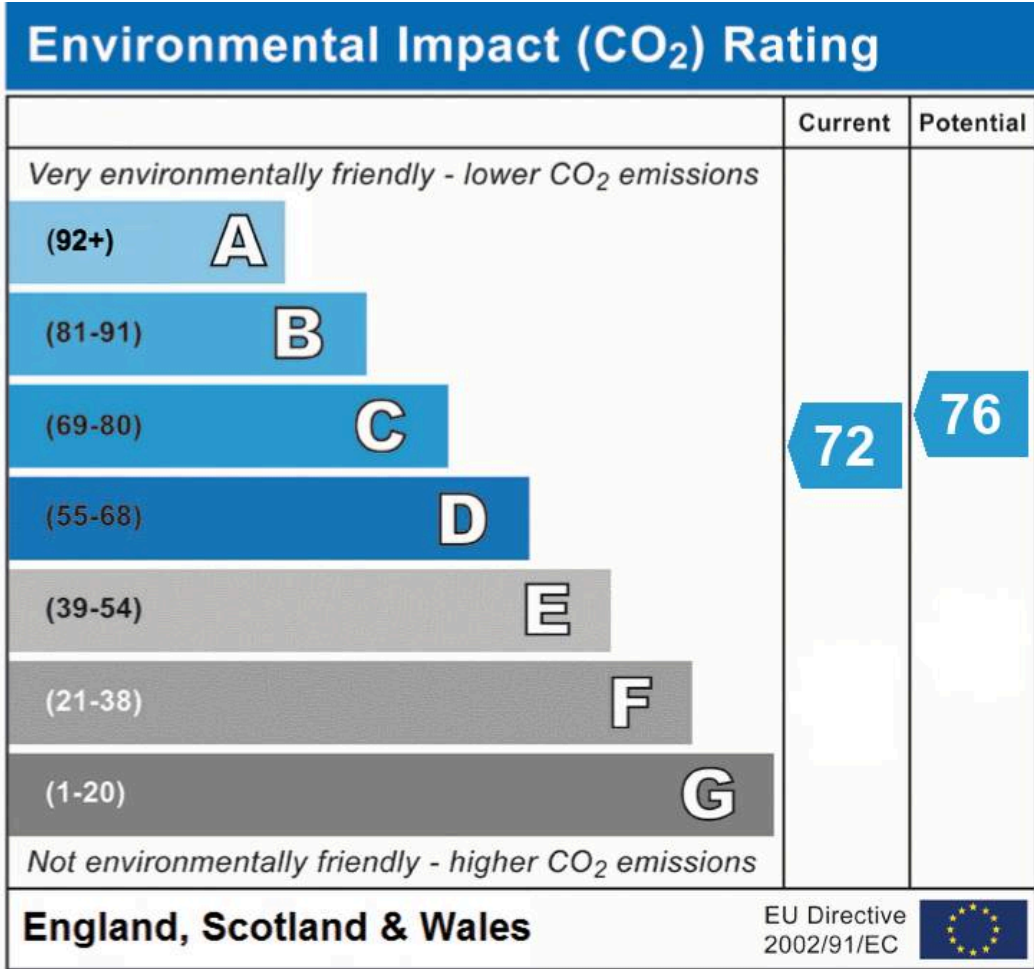
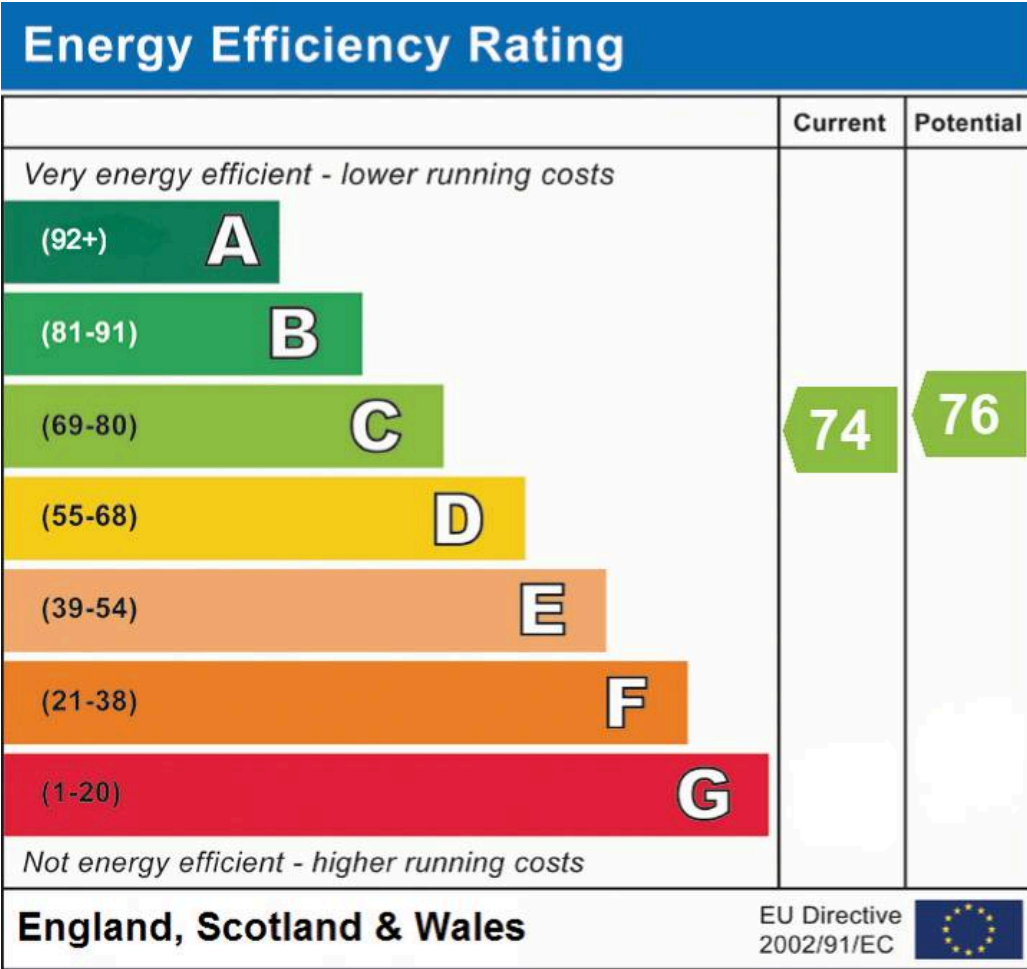




APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 879 SQ FT/ 82 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 791 SQ FT/ 73 SQM

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





## SAB Estates

236-238 Ruislip Road, Greenford - UB6 9RS

020 8575 2929 • [info@sabestates.com](mailto:info@sabestates.com) • [www.sabestates.com/](http://www.sabestates.com/)