

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road, Greenford
Middlesex UB6 0HY

WILLIAM PERKIN COURT, GREENFORD ROAD, GREENFORD, UB6 0AJ
£150,000 Leasehold for 50% equity, via shared ownership



VERY WELL PRESENTED
MODERN TWO BEDROOM 3rd (TOP) FLOOR FLAT

Located approximately ½ mile of Sudbury Hill Piccadilly line station (zone 4) and Sudbury Hill Harrow Chiltern Line Station (to Marylebone) and ½ mile from Greenford Central Line station. The property is within a few yards of local shops and bus routes and a few hundred yards from Horsenden Primary School and Horsenden Hill open space.

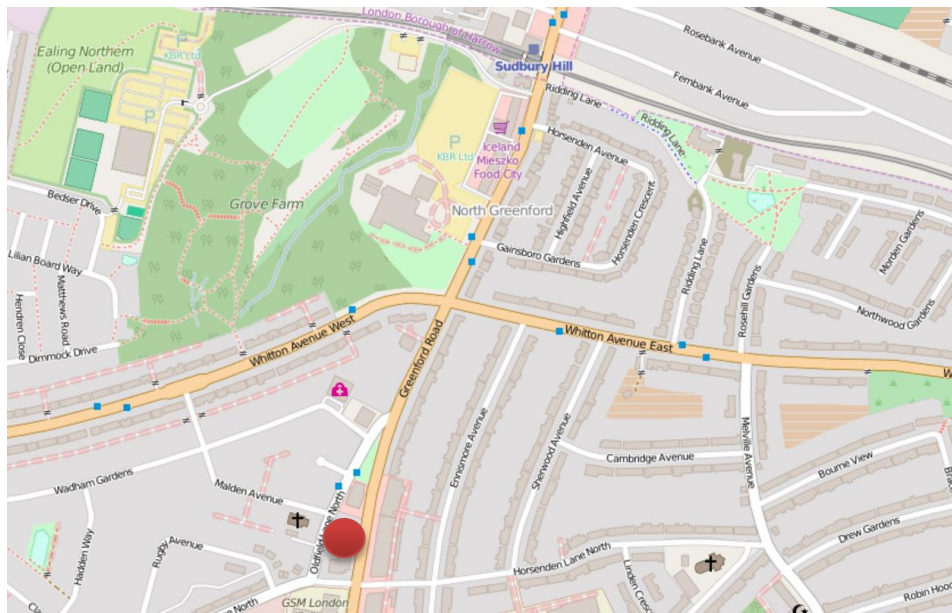
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** MODERN FITTED KITCHEN * MODERN BATHROOM ***

*** MASTER BEDROOM with walk in wardrobe ***

*** PASSENGER LIFT AND CARPETED COMMUNAL PARTS ***

*** ENTRYPHONE SYSTEM * UNDERGROUND PARKING SPACE * LONG LEASE ***



Openstreetmap contributors

ACCOMMODATION

- Hallway
- Reception room 13'10 x 12'6 (4.22m x 3.8m)
- Modern fitted kitchen 8' x 6'8 (2.5m x 2.03m)
- Bedroom 1 13'3 x 10' (4.1m x 3.05 m)
- Bedroom 2 8' x 8' (2.44m x 2.44m)
- Bathroom/wc

OUTSIDE

- Allocated underground parking space
- Communal gardens



LEASE

125 years (less 3 days) from 24th January 2004.

OTHER RELEVANT INFORMATION

The vendor confirmed, verbally, that the current service charge is £171.81 (inc water rates & ground rent) plus £14.27 management fee. The monthly rent of £463.48 is payable to Shepherds Bush Housing Association. These figures are subject to legal confirmation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

www.phillipsc.co.uk