

020 8864 5678

www.phillipsc.co.uk

1279 Greenford Road, Greenford

Middlesex UB6 0HY

WADHAM GARDENS, GREENFORD UB6 0BP £329,000 Leasehold with Share of Freehold



TWO BEDROOM GROUND FLOOR MAISONETTE

Located in a residential side road about ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Chiltern Branch Line station, local shops and bus routes.

The property is also within ¾ mile of Greenford Central Line station and local primary schools.

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

*** OPEN PLAN KITCHEN / RECEPTION ROOM ***

*** SHOWER ROOM/WC ***

*** OFF STREET-PARKING * OWN REAR GARDEN ***

*** 125 years LEASE from SEPTEMBER 2007 ***

LOCATION



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ACCOMMODATION

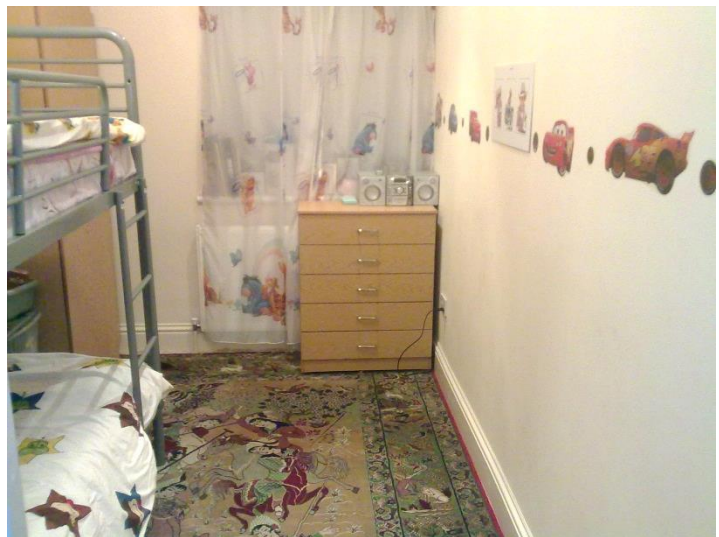
The accommodation comprises (with approximate room sizes):

GROUND FLOOR entrance to:

- Open Plan Reception/Kitchen 14'11 x 11'2 (4.55m x 3.40m)
- Inner Hallway
- Bedroom 1 14'5 x 7'3 (4.40m x 2.21m)
- Bedroom 2 10'11 x 7'3 (3.33m x 2.21m)
- Shower/wc

OUTSIDE

- Rear garden 18' x 15' (5.49m x 4.57m)
- Off street parking to front

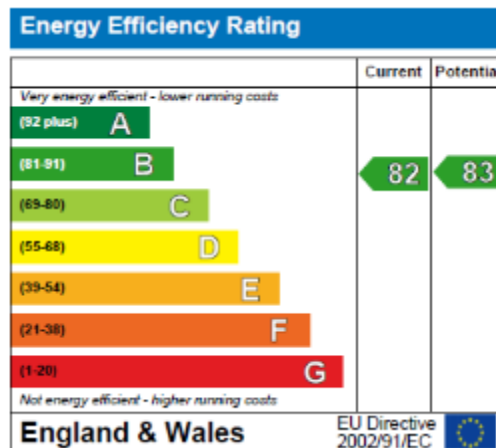




LEASE INFORMATION

- 125 years lease from 5th September 2007.

EPC



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

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