

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

LILIAN BOARD WAY, GREENFORD, UB6 0SB £220,000 Leasehold



PURPOSE BUILT ONE BEDROOM GROUND FLOOR FLAT

The property is located in a residential position approximately ½ mile, by foot, from Sudbury Hill Piccadilly line station (zone 4), local shops, H17, 92 and 389 & 487 bus routes. Northolt Park Chiltern branch line station is approx ½ mile distant. Wood End and Greenwood Primary schools are within approx ¼ mile.

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

*** MODERN KITCHEN * MODERN BATHROOM/WC ***

*** 15' RECEPTION ROOM ***

*** 130 YEARS LEASE FROM 1/1/1981 ***

*** COMMUNAL GROUNDS * NO UPPER CHAIN ***

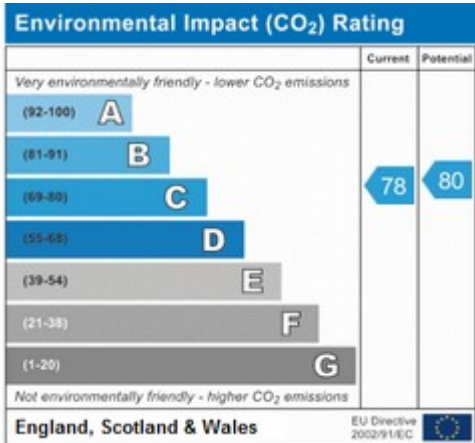
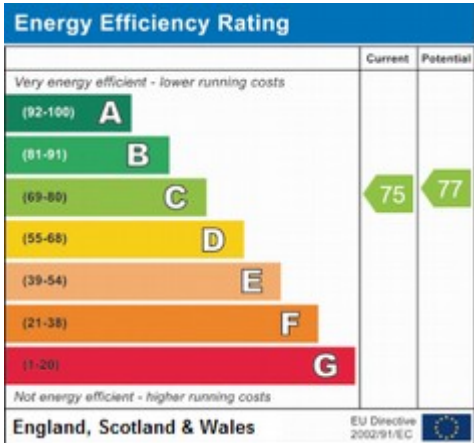
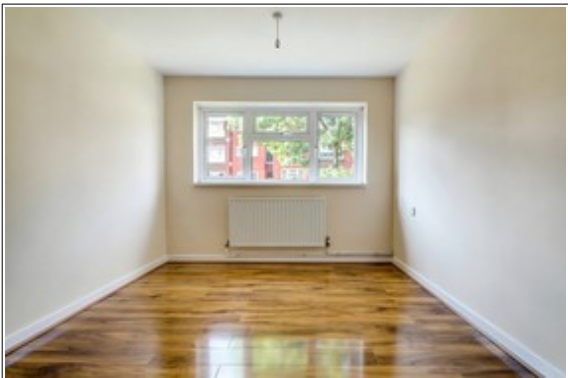
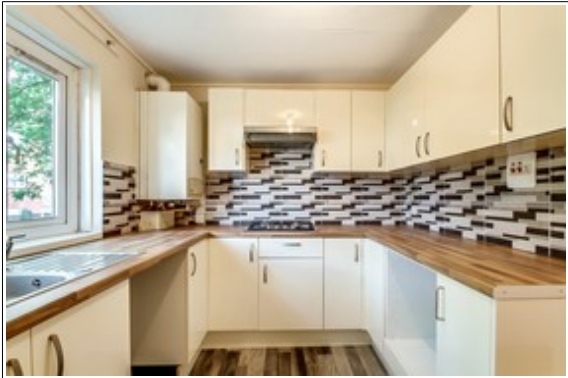


LEASE INFORMATION:

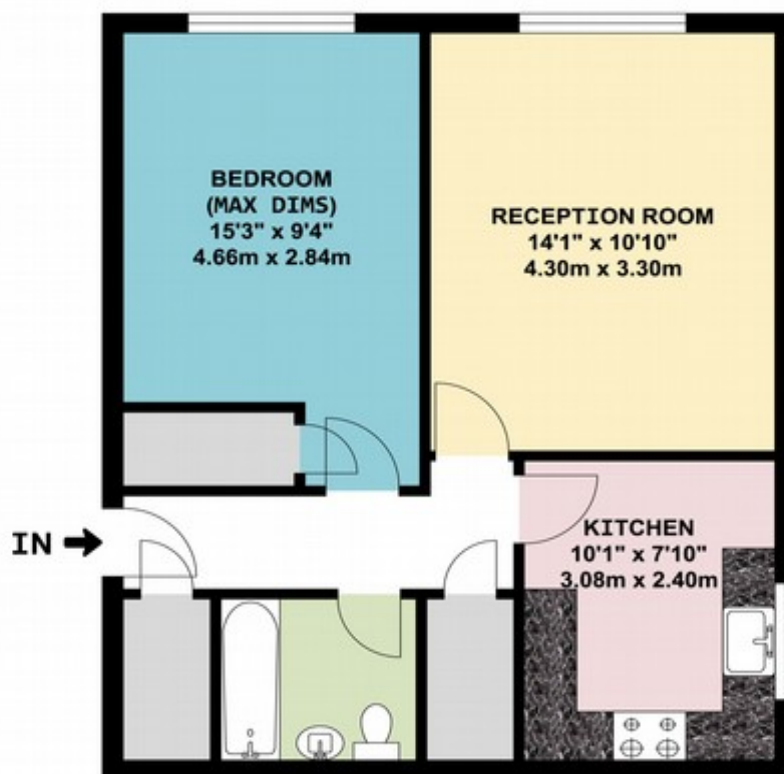
130 years from 1/1/1981 at £10 p.a.

The Vendor has indicated that the current service charge is £940.64 p.a.

The above information is subject to legal verification.



**LILIAN BOARD WAY
GREENFORD UB6**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 505.90 SQ. FT / 47.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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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