

020 8864 5678
www.phillipsc.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GREENFORD ROAD GREENFORD UB6 0HL £149,995 Leasehold



THIRD (TOP) FLOOR STUDIO FLAT CONVERSION

Located over a local shopping parade the property is a few hundred yards from the 92 bus route and is just over a $\frac{1}{4}$ mile from Sudbury Hill Piccadilly line Zone 4 station. Greenford Central Line station is within $\frac{3}{4}$ mile.

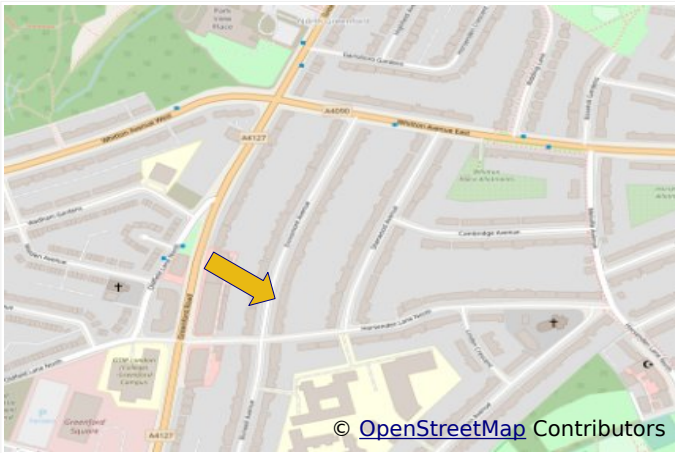
The property is approached from Horsenden Lane North, via the service road to the rear of the shops.

*** GAS CENTRAL HEATING * DOUBLE GLAZED VELUX WINDOWS ***

*** KITCHEN * SHOWER ROOM/WC ***

*** NEW 125 YEARS LEASE TO BE GRANTED ***

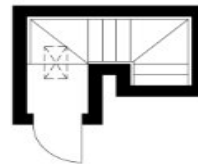
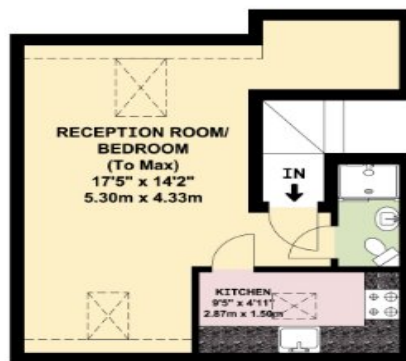
*** NO UPPER CHAIN ****



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

**GREENFORD ROAD
GREENFORD UB6**

--- RESTRICTED HEIGHT



SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 305.15 SQ. FT / 28.35 SQ. M

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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