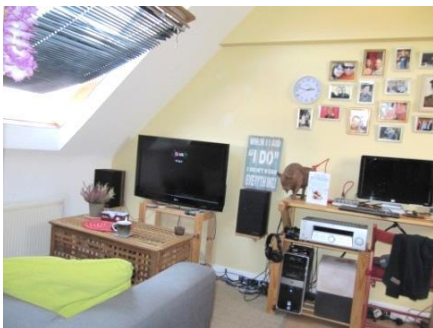


020 8864 5678
www.phillipsc.co.uk

1279 Greenford Road, Greenford
Middlesex UB6 0HY

GREENFORD ROAD, GREENFORD, UB6 0HL
£159,950 Leasehold – Cash Investor Buyers Only



CONVERTED THIRD (TOP) FLOOR STUDIO FLAT
over a local shopping parade
currently let and producing £650 p.c.m (£7,800 p.a.)

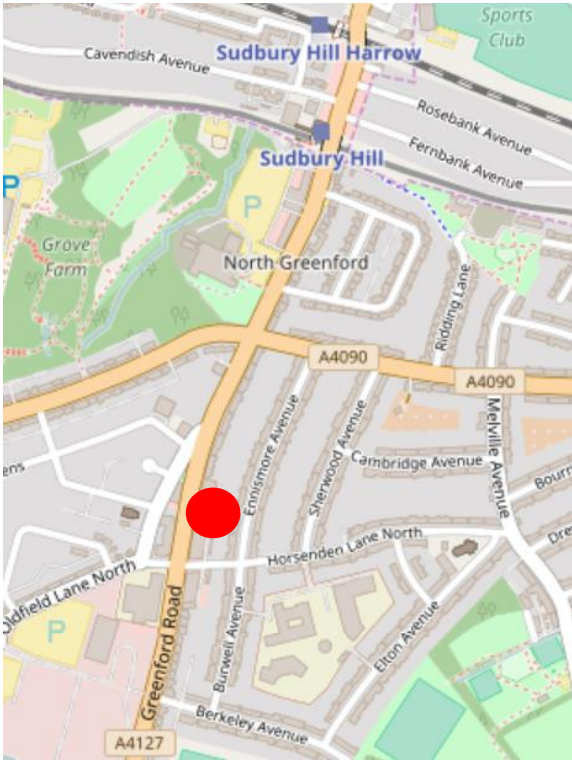
Located over a local shopping parade the property is a few hundred yards from the 92 bus route and is just over a ¼ mile from Sudbury Hill Piccadilly line Zone 4 station. Greenford Central Line station is within ¾ mile.

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 ***

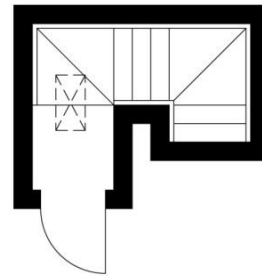
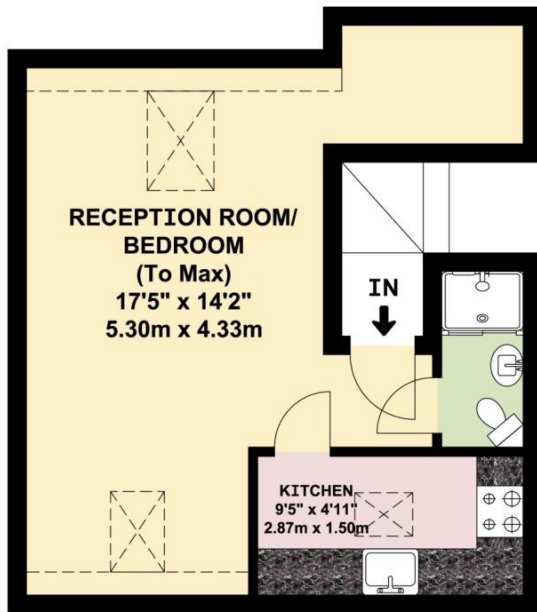


©www.openstreetmap.org contributors

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |

 RESTRICTED HEIGHT



SECOND FLOOR FLAT

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

LEASE

A new lease to be granted of 125 years at a ground rent of £150 p.a., increasing by £150 p.a. every 25 years.

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