

020 8864 5678

www.phillipsco.co.uk

1279 Greenford Road

Greenford, UB6 0HY

WOOD END ROAD HARROW HA1 3PT **£379,950 Leasehold**



EXCEPTIONAL TWO BEDROOM GROUND FLOOR CONVERSION FLAT

Superbly presented throughout, the property is conveniently located in a residential position approximately $\frac{1}{2}$ mile from either Sudbury Hill Piccadilly Line zone 4 Station or Sudbury and Harrow Chiltern Overground Station.

Local shopping facilities, 92, H17 & 487 bus routes are all within $\frac{1}{2}$ mile

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

*** 22' RECEPTION ROOM * FITTED KITCHEN ***

*** SOUTH FACING REAR GARDEN ***

*** NO UPPER CHAIN ***





Lease Information

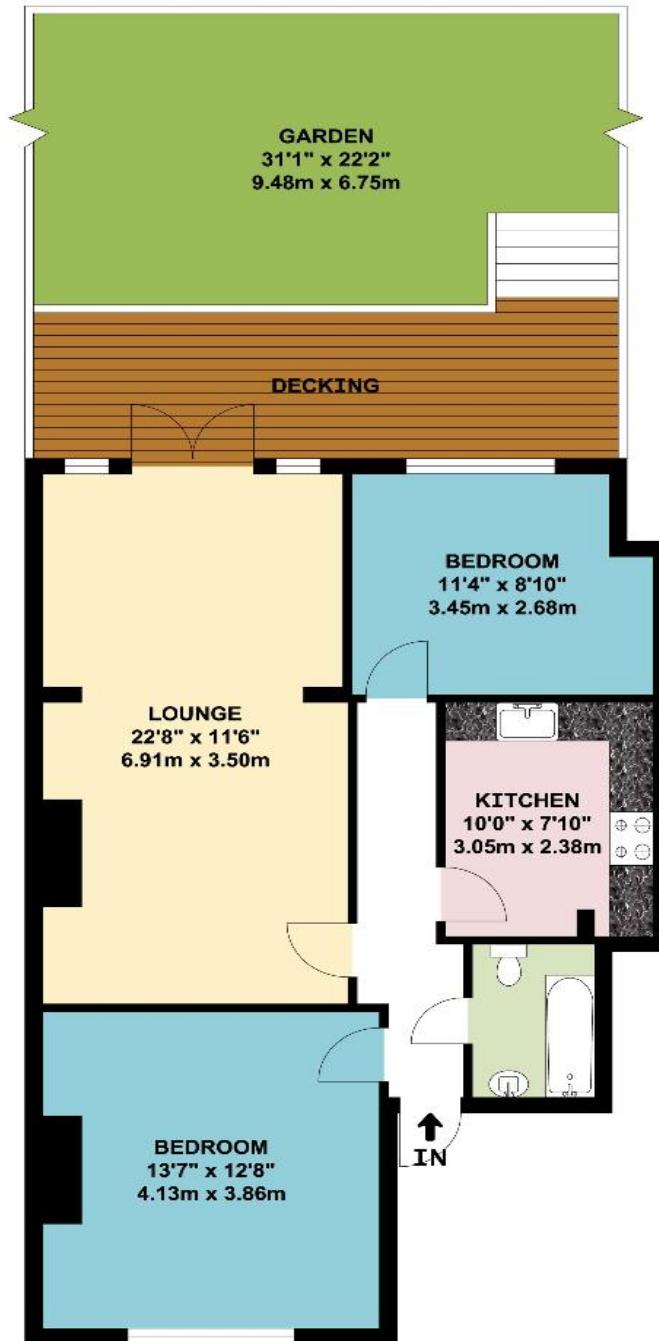
The property is held on Leasehold Tenure for a term of 125 years from 17th April 2014 at a ground rent, as advised by the vendor, of £50 p.a.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

WOOD END ROAD

HARROW HA1



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 688.89 SQ. FT / 64.00 SQ. M

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

Council Tax Band C

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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