

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **GREENFORD ROAD, GREENFORD UB6 0HR £299,950 Leasehold**



### **WELL PRESENTED PURPOSE BUILT TWO BEDROOM GROUND FLOOR MAISONETTE**

Constructed during the 1930s the property is located within a hundred yards of Sudbury Hill Piccadilly Line Zone 4 station, local shopping facilities, 92 and H17 bus routes. Sudbury Hill and Harrow Chiltern Branch Line Station is within ¼ mile

**\* WITHIN APPROXIMATELY 100 YARDS OF SUDBURY HILL PICCADILLY LINE STATION\***

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \* FITTED KITCHEN \***

**\* LEASE- 125 years from 25 March 2004 \***

**\* NO UPPER CHAIN \***

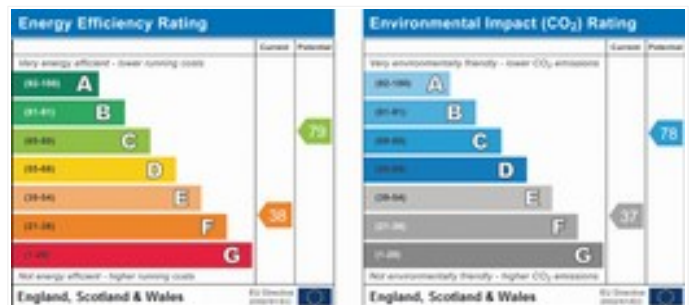




**Lease Information**

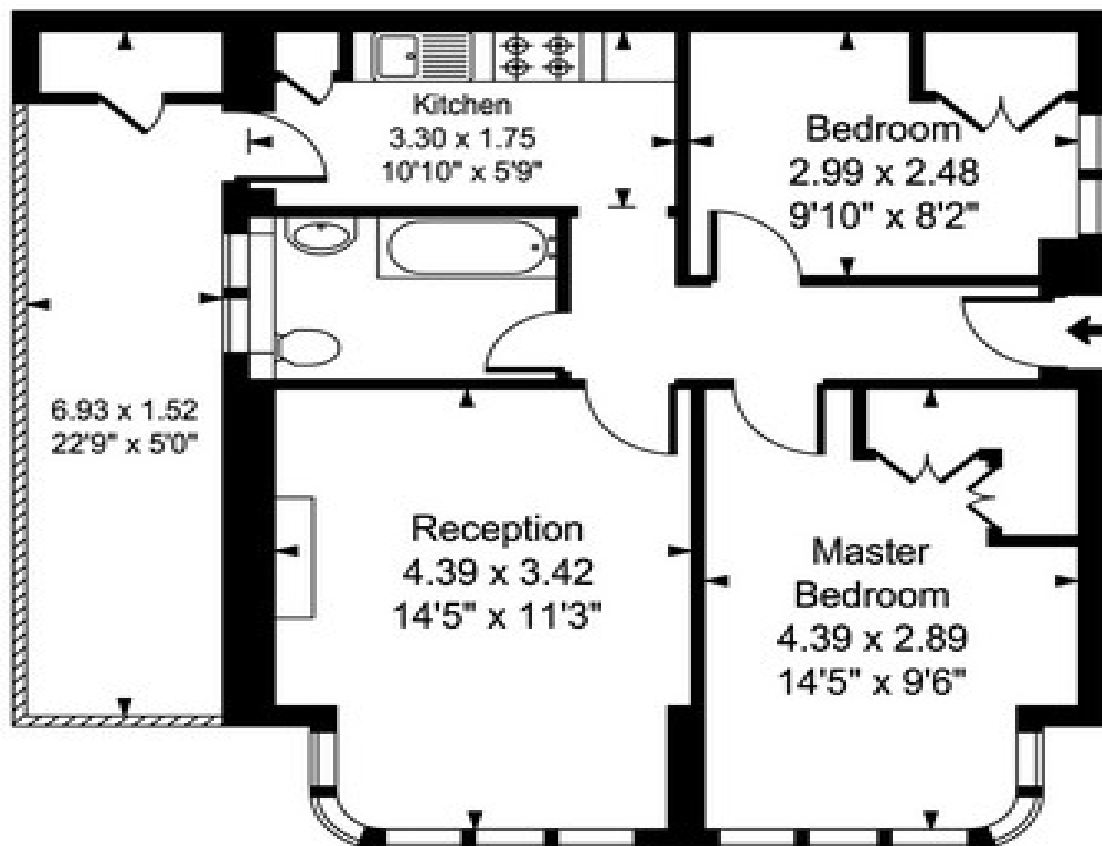
The property is held on Leasehold Tenure for a term of 125 years from 25 March 2004 at a ground rent of £150 p.a.

The Vendor has indicated that the current service charge is £1200.00 per annum including buildings insurance





## Grove Court Greenford Road, Greenford, UB6



### Ground Floor

**Approx Gross Internal Area 533 Sq Ft - 49.54 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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