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1279 Greenford Road  
Greenford, UB6 0HY

## **ROBIN HOOD WAY GREENFORD UB6 7QW £280,000 Leasehold**



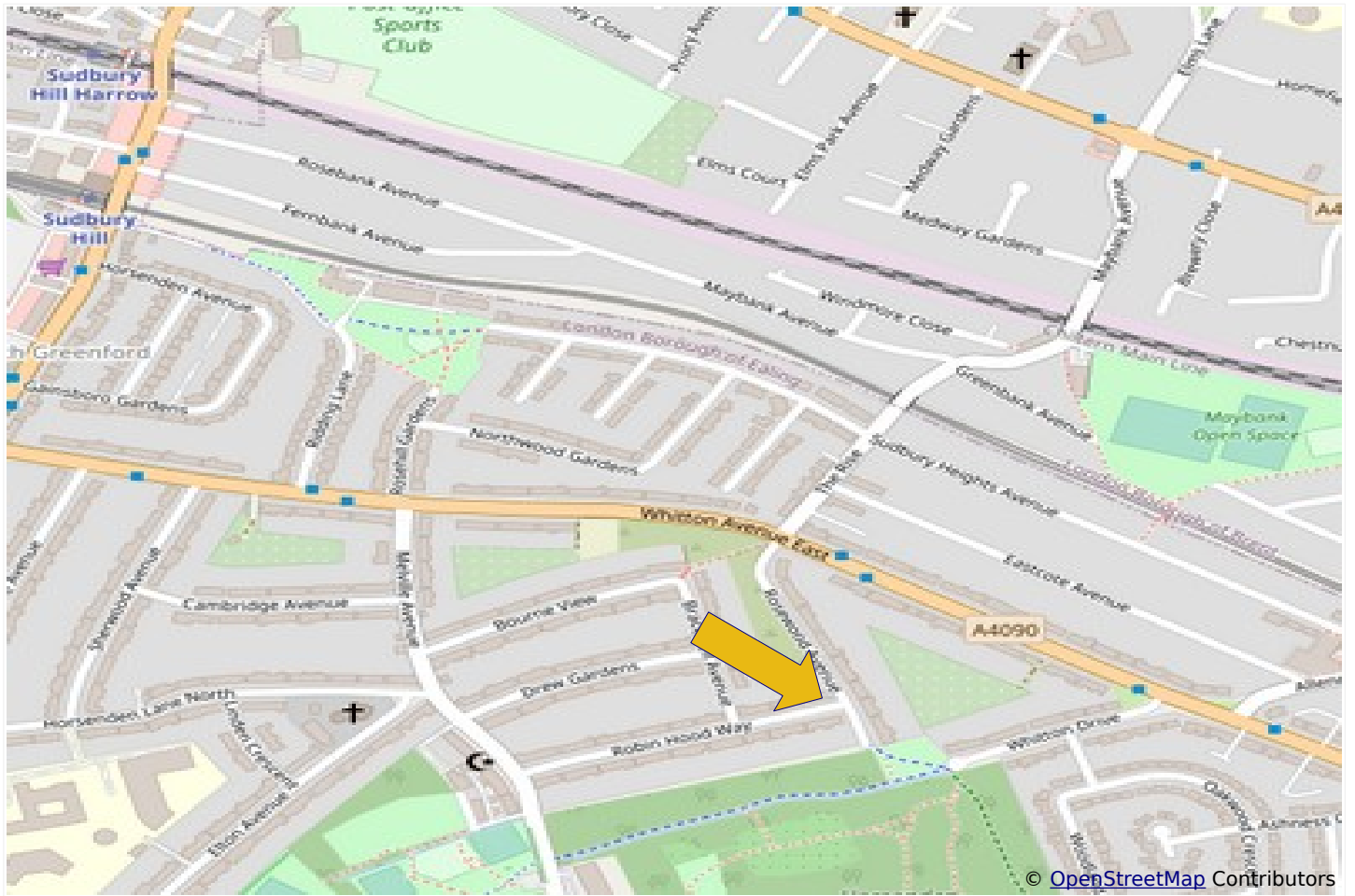
### **SUPERBLY PRESENTED PURPOSE BUILT ONE BEDROOM GROUND FLOOR MAISONETTE**

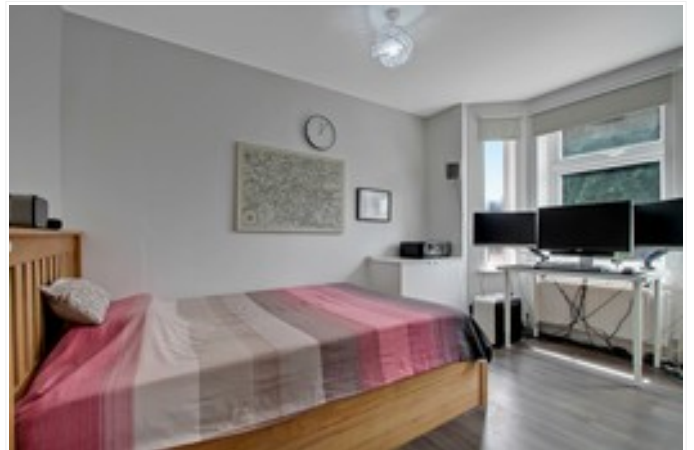
Built approximately 2015 the property is located in a residential side road within ½ mile of Sudbury Hill Zone 4 Piccadilly Line Station, local shops, H17 and 92 bus routes. Horsenden Hill open space is within a few hundred yards and the property is approximately ¾ mile from Greenford Central Line Zone 4 Station

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

**\* FITTED KITCHEN \* OWN REAR GARDEN \* OFF-STREET PARKING**

**\* 900 PLUS YEARS LEASE \* SHARE OF FREEHOLD \***



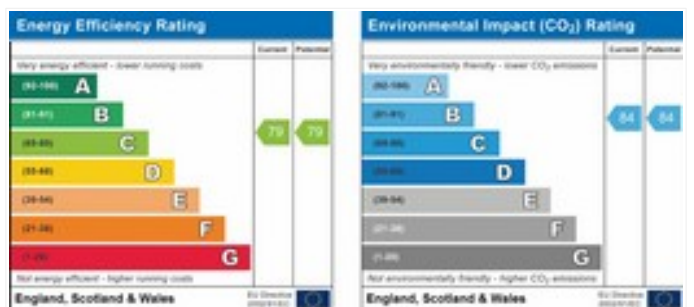


**Lease Information**

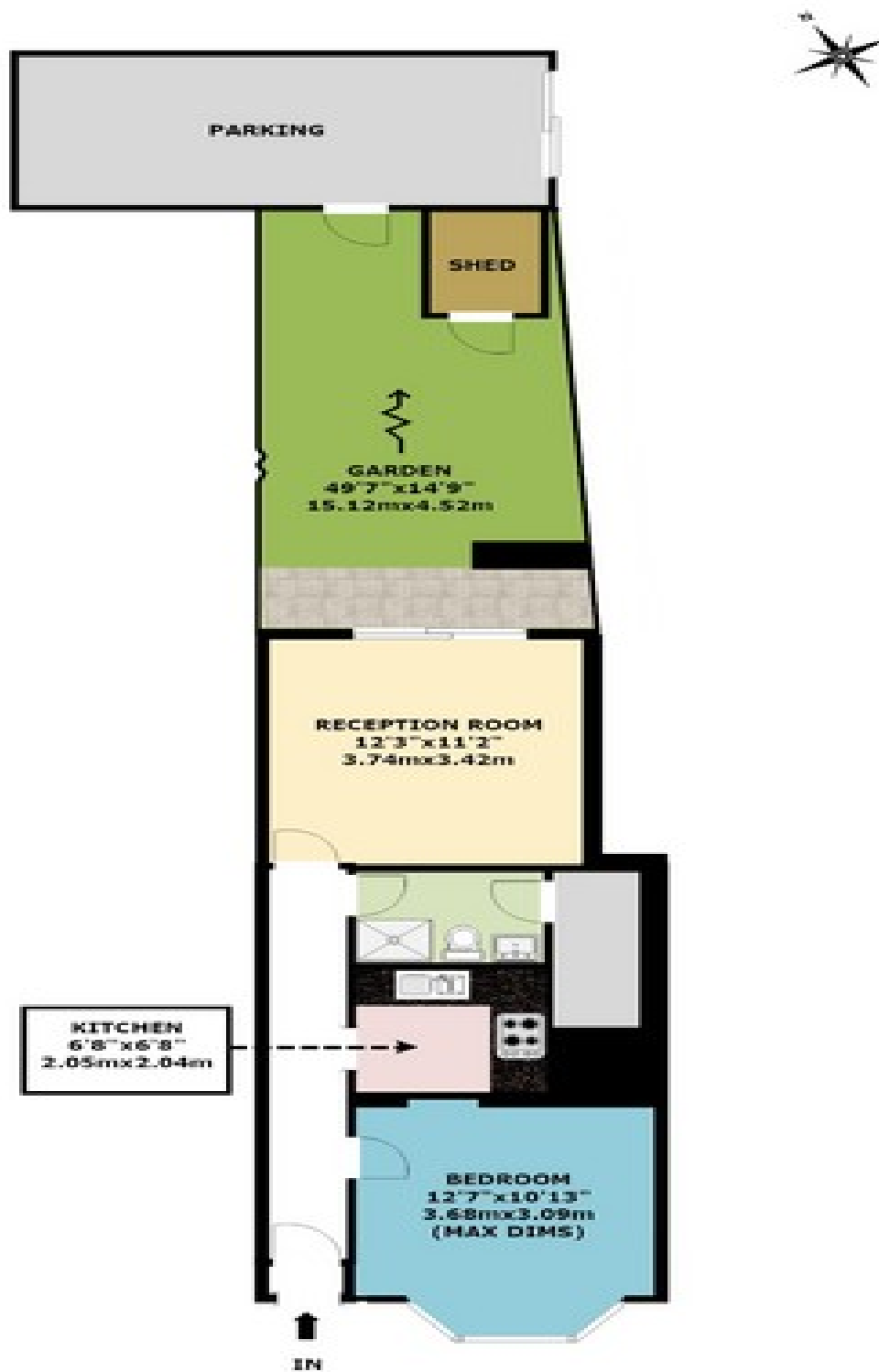
The property is held on Leasehold Tenure for a term of 999 years from 1<sup>st</sup> January 2015 at a ground rent of £00 p.a.

**Freehold title**

The freehold of 89a & 89b is jointly held by the owners of the respective maisonettes



ROBIN HOOD WAY  
GREENFORD UB6



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 517.00 SQ F / 48.00 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 ERRORS, OMISSIONS, OR MIS-STATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER

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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