

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

BREWERY CLOSE SUDBURY WEMBLEY HA0 2XB **£ 219,950 Leasehold**



EXCEPTIONALLY WELL PRESENTED THIRD (TOP) FLOOR STUDIO PLUS

Built about 30 years ago, the property is located in a residential position about ½ mile from Sudbury Town Piccadilly Line (zone 4) station and just over ¼ mile from Sudbury and Harrow Chiltern Branch Line station. 92 and H17 bus routes are within approximately ¼ mile together with local shops and open spaces

*** TO BE SOLD WITH THE BENEFIT OF A LONG LEASE AT NIL GROUND RENT ***

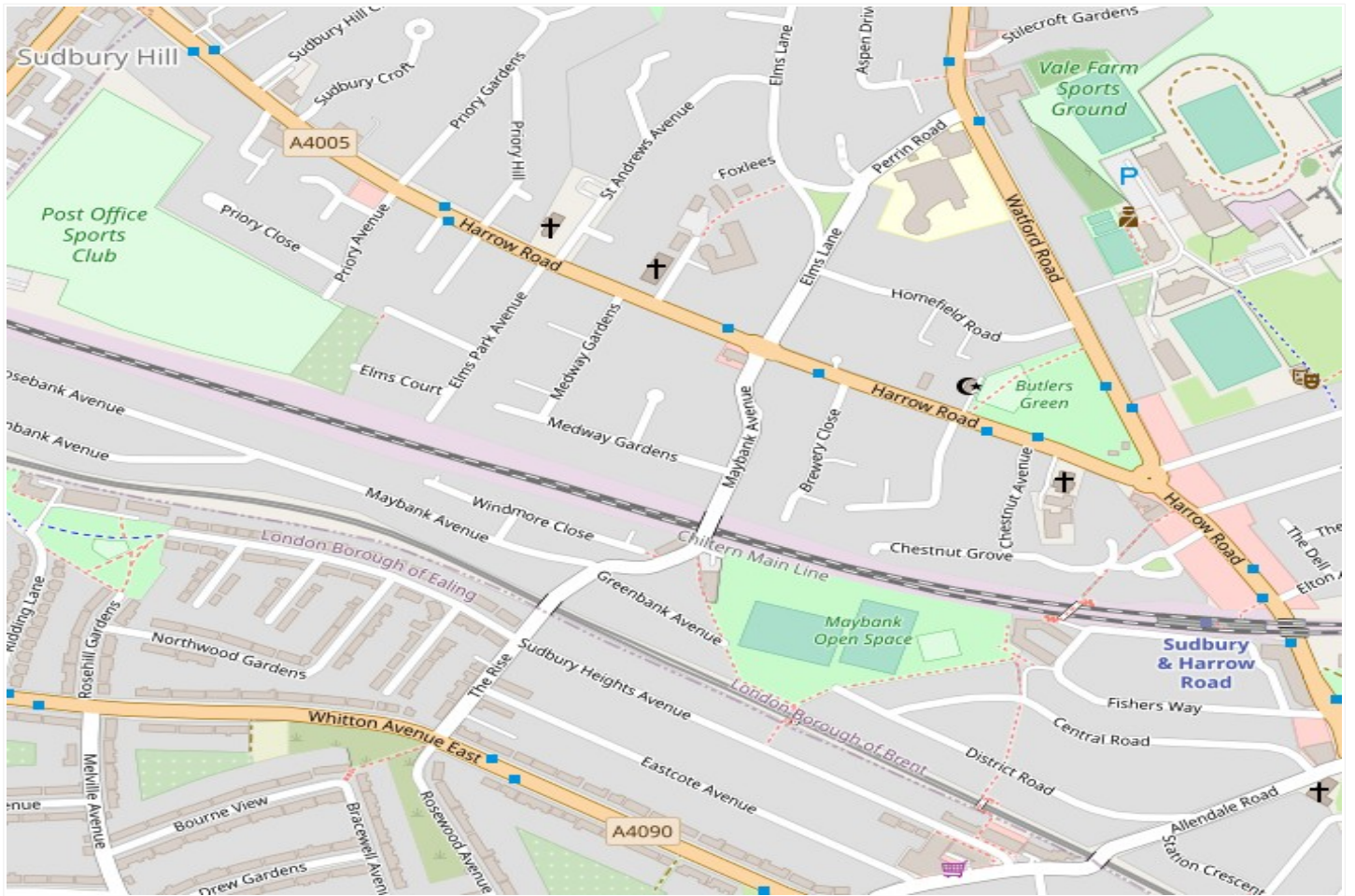
EXCELLENT FITTED KITCHEN * HIGH QUALITY FLOORING THROUGHOUT *

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DOUBLE GLAZING * NO UPPER CHAIN *

*** ACCESS TO LOFT SPACE ***

*** TWO COST FREE PARKING PERMITS ***

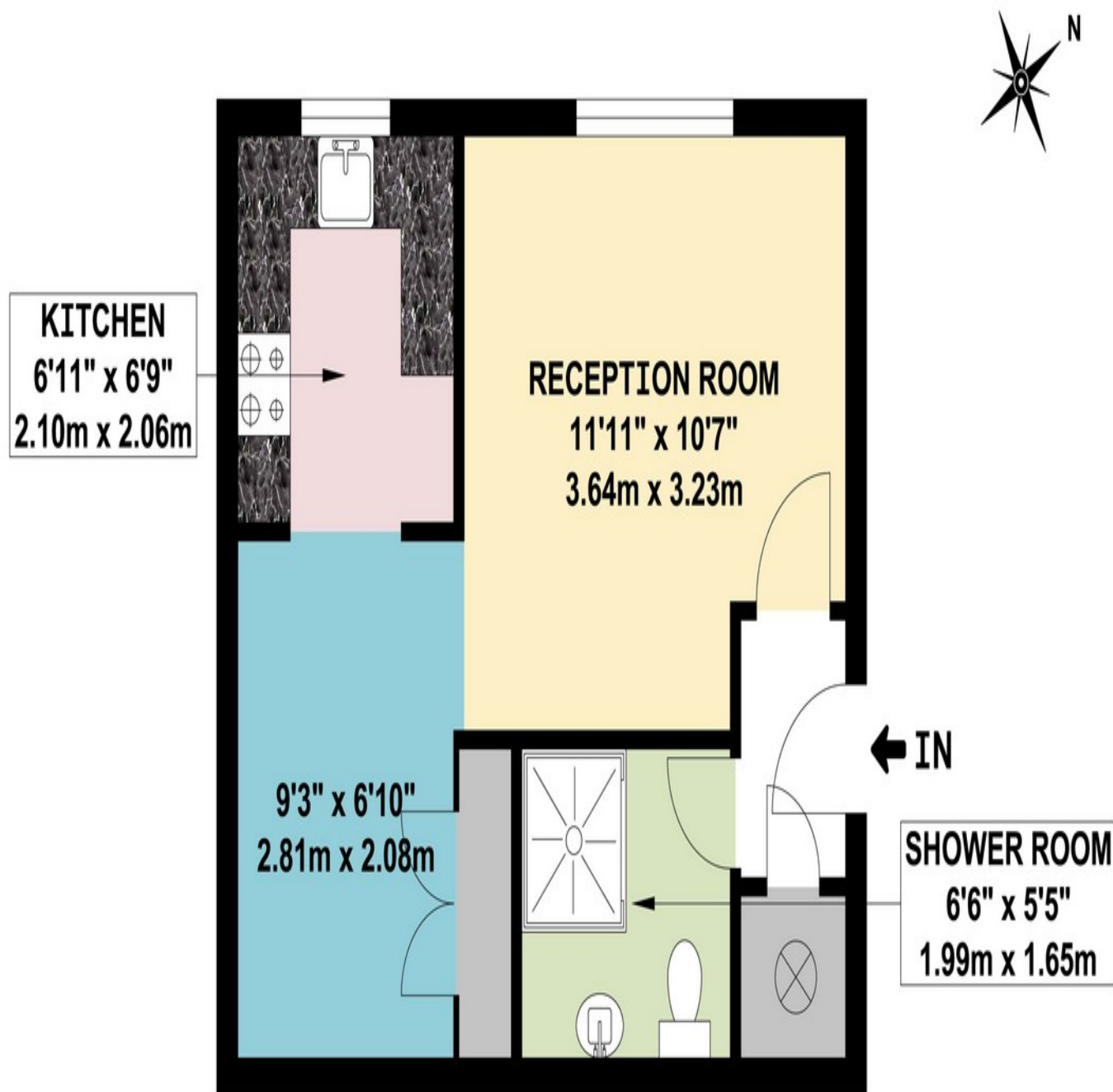




Lease Information

It is understood that the property is to be sold with the benefit of an extended lease in excess of 150 years at nil ground rent.

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



THIRD FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 312.69 SQ. FT / 29.05 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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