

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

HOMEFIRS HOUSE WEMBLEY PARK DRIVE WEMBLEY HA9 8HN £79,950 Leasehold



PURPOSE BUILT SECOND (TOP) FLOOR RETIREMENT FLAT

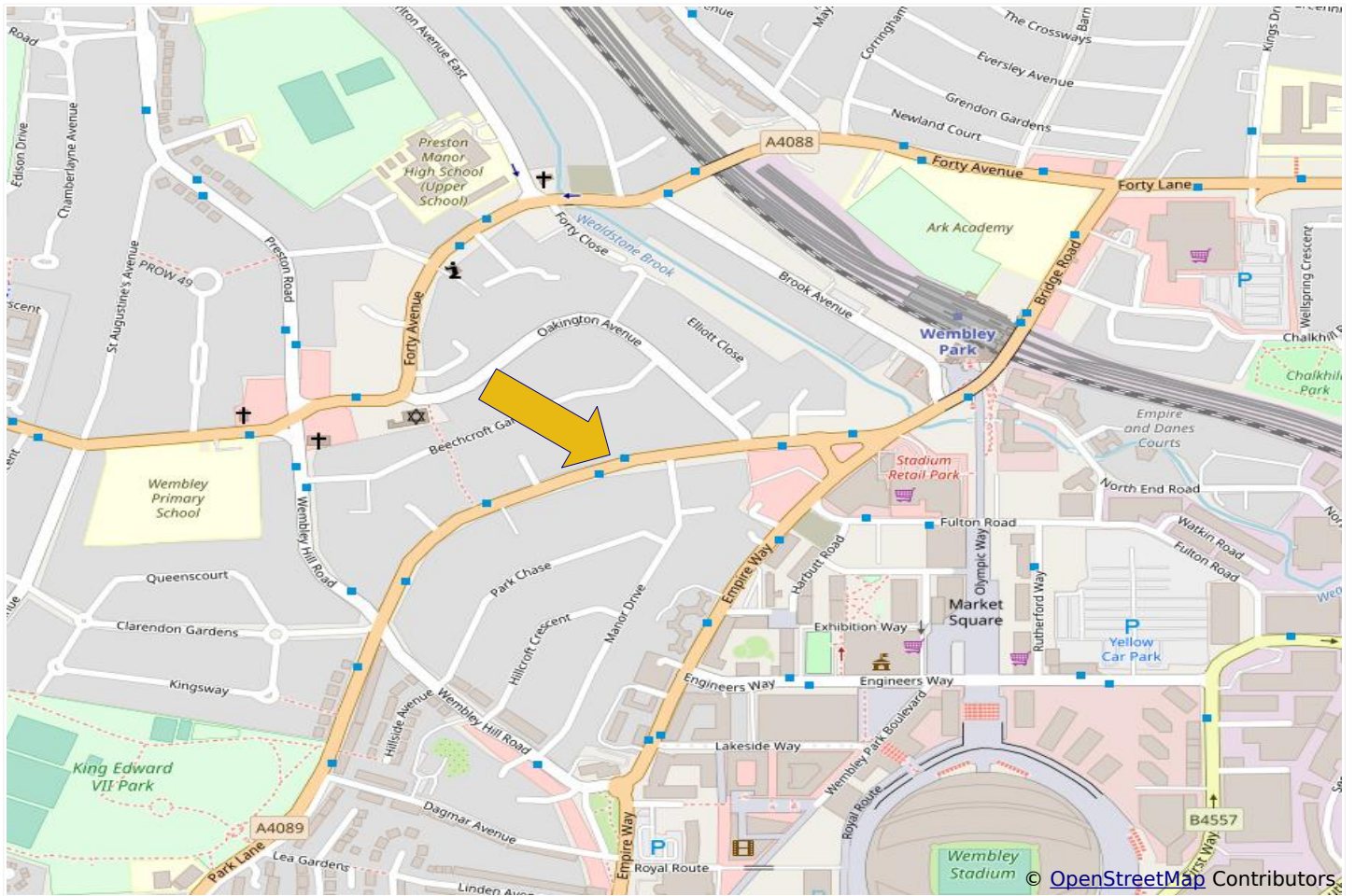
Available exclusively to residents aged 60 or over the property is located in a residential position approximately ¼ mile from Wembley Park Metropolitan Line Station, bus routes and local shopping facilities.

*** OFF-PEAK ELECTRIC HEATING * uPVC DOUBLE GLAZING ***

*** VIEWS OVER VERY ATTRACTIVE AND WELL MAINTAINED GARDENS AT REAR ***

*** RESIDENTS' LOUNGE * WELL EQUIPPED LAUNDRY ROOM ***

*** SECURE PARKING ***

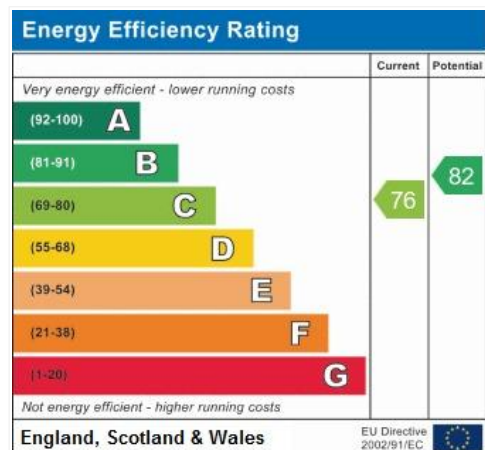


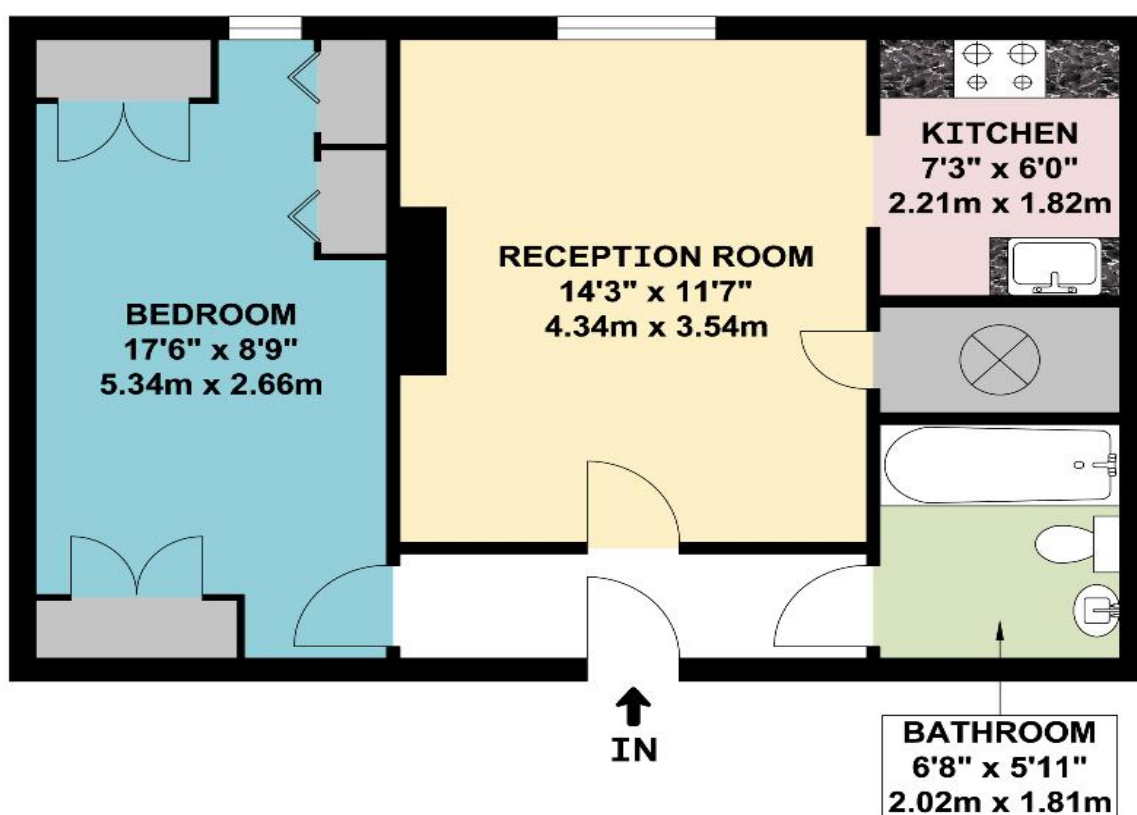


Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st August 1987. We are advised that the annual ground rent is currently £494.20 p.a.

Service charge for the year to 31/08/21 is in the sum of £3096.38





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 472.42 SQ. FT / 43.89 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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