

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

GAUNTLETT COURT HARROW ROAD SUDBURY WEMBLEY HA0 2PQ

£315,000 Leasehold

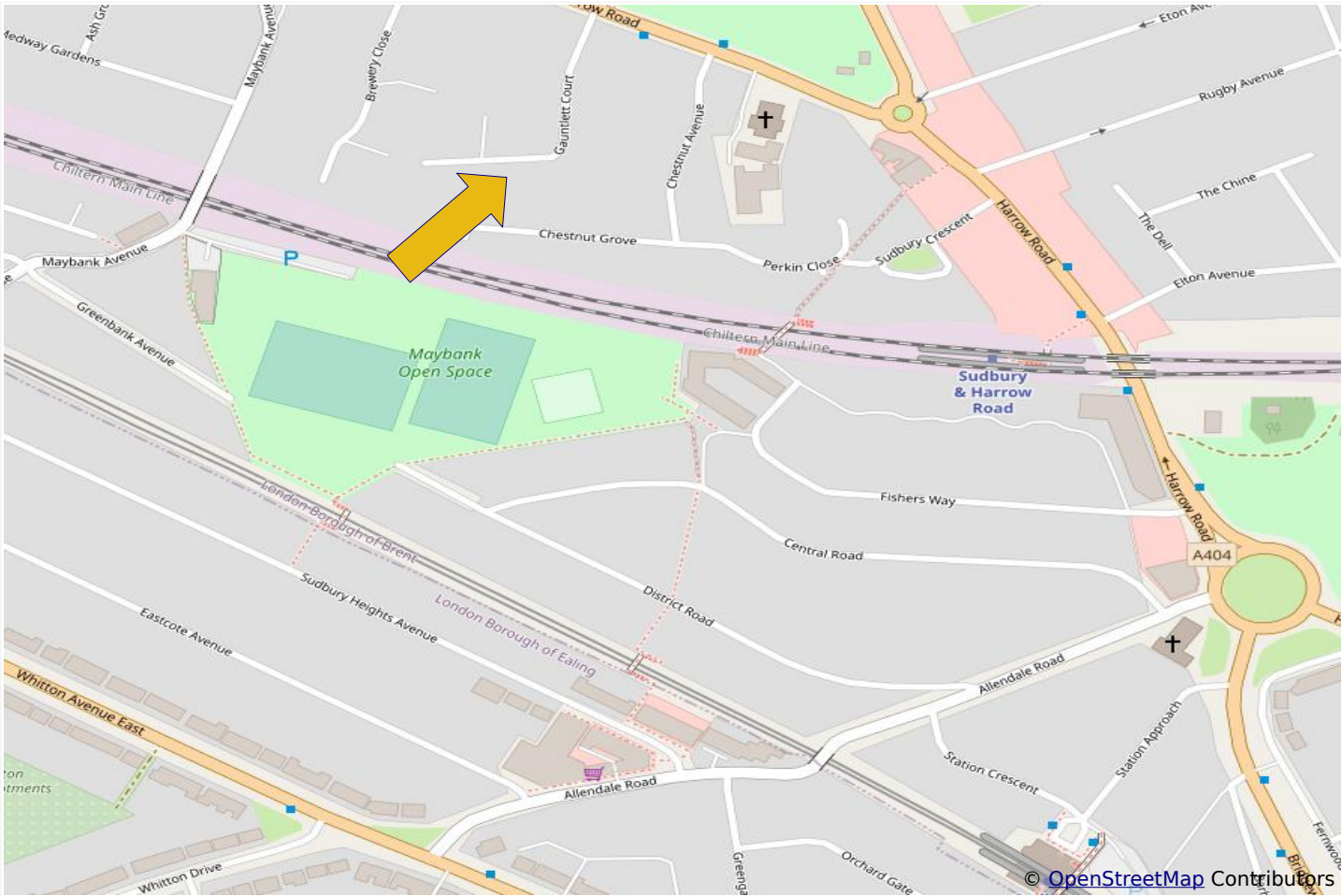


WELL PRESENTED SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT

The property is located in a residential position just off the Harrow Road about $\frac{1}{4}$ mile from Sudbury and Harrow Chiltern Main Line Station, local shops and bus routes. Sudbury Town Piccadilly Line Station is within approximately $\frac{1}{2}$ mile. Barham and Sudbury Primary Schools and Wembley High School are all within a 1 mile radius.

*** GAS CENTRAL HEATING ***

*** DOUBLE GLAZING ***





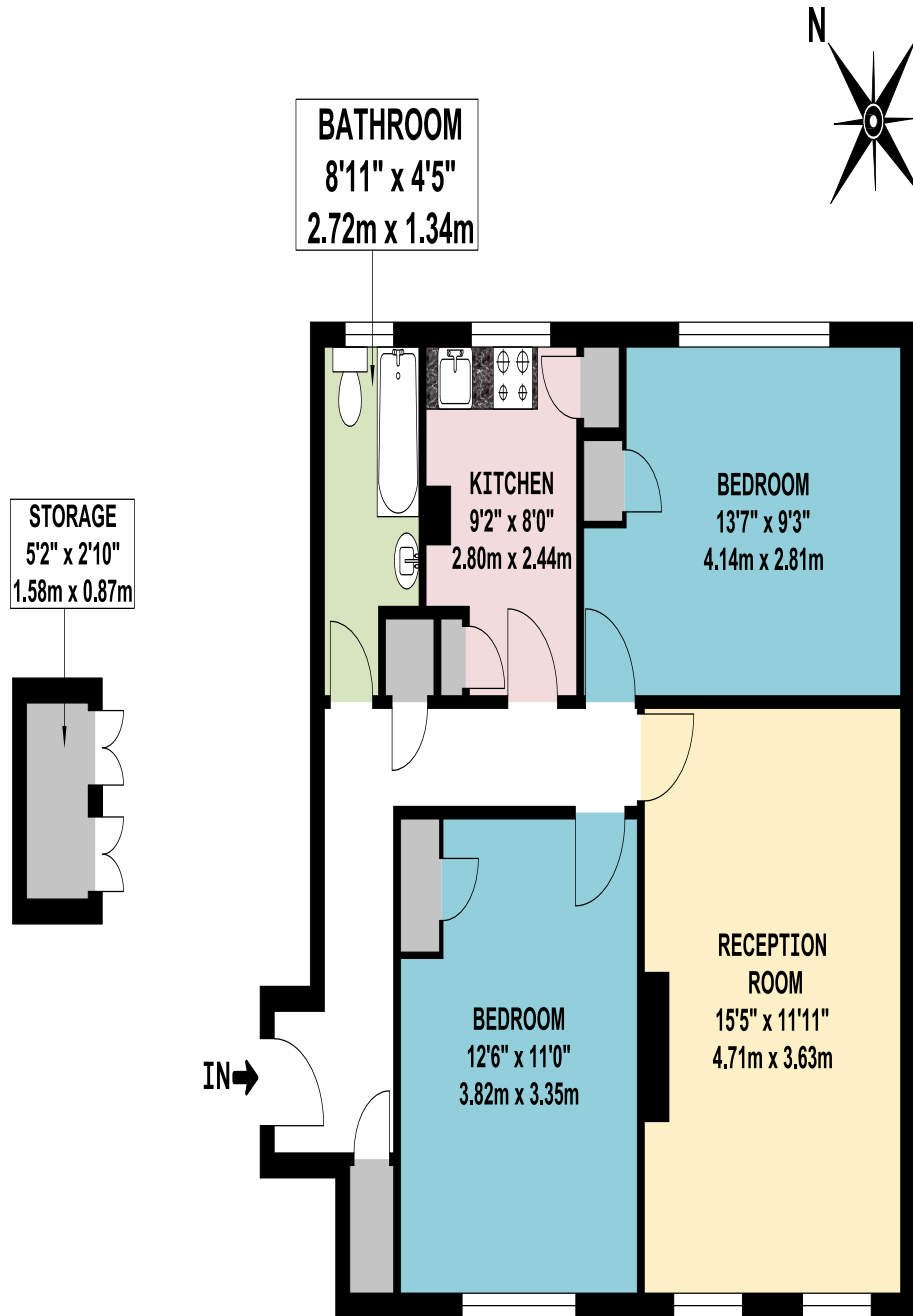
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 18th May 1987 at a ground rent of £10 p.a.

We are informed by the vendor that the service charge for the current year is approximately £1000.00.

Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 673.60 SQ. FT / 62.58 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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