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1279 Greenford Road  
Greenford, UB6 0HY

## **WEDMORE ROAD, GREENFORD UB6 8SB £289,950 Leasehold**



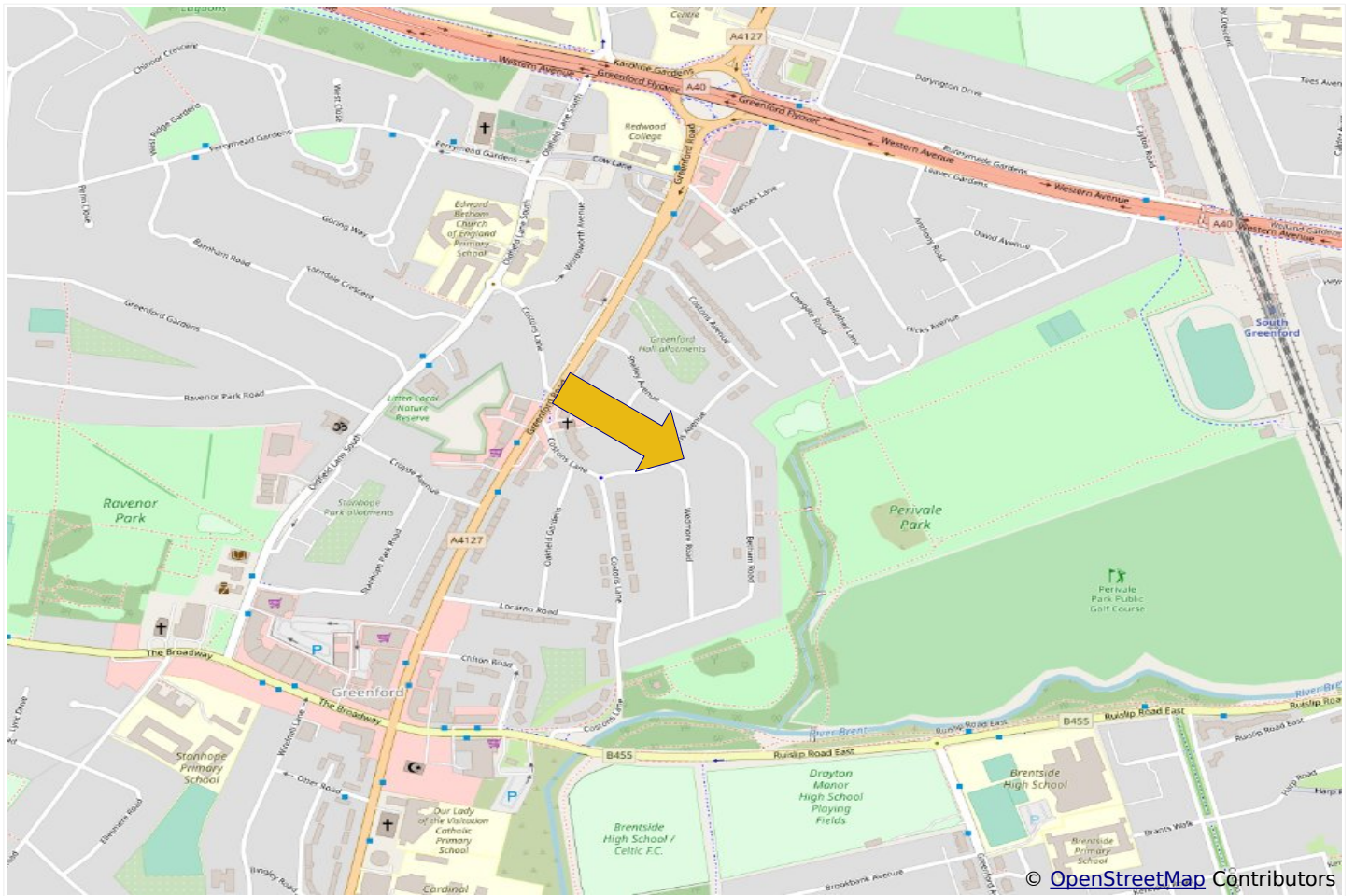
### **PURPOSE BUILT FIRST FLOOR TWO BEDROOM MAISONETTE**

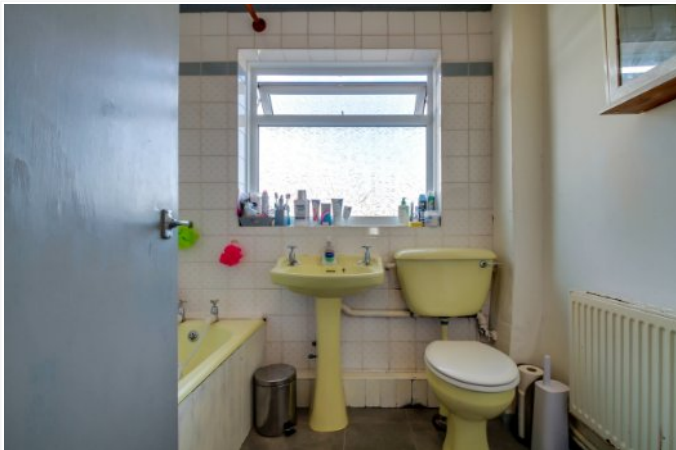
Constructed during the 1960s being one of two maisonettes in a detached building, the property is located approximately  $\frac{2}{3}$  mile from Greenford Broadway shopping facilities, multiple bus routes and local primary and secondary schools. Access to the A40 Western Avenue is within  $\frac{1}{4}$  mile and the property is within  $\frac{3}{4}$  mile from Greenford Central Line and Overground Station.

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

**\* GARDEN \* GARAGE\***

**\* NO UPPER CHAIN \***

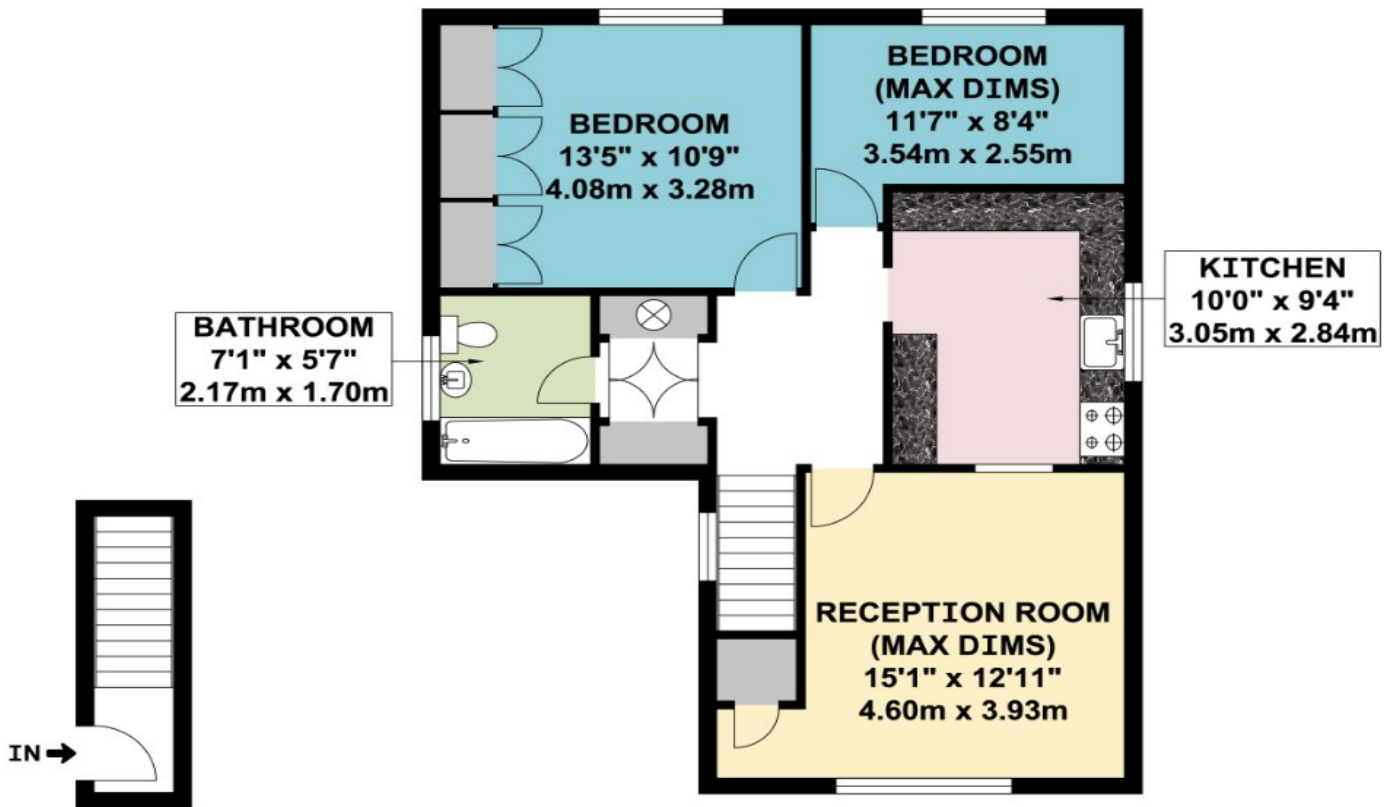
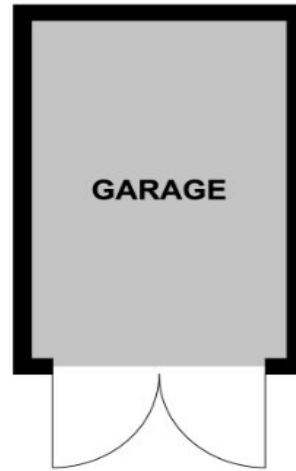
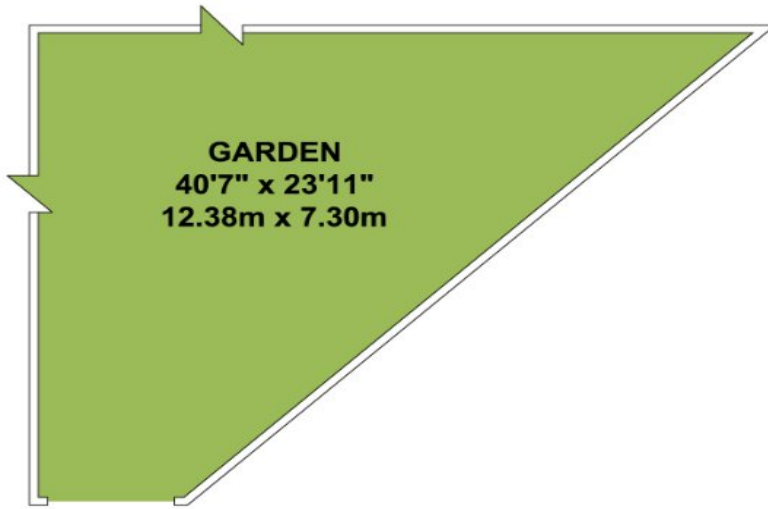




**Lease Information**

The property is held on Leasehold Tenure for a term of 99 years from 16th October 1998 at a current ground rent of £50 p.a.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 70                      | 75        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



## FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 682.00 SQ. FT / 63.36 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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