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1279 Greenford Road
Greenford, UB6 0HY

ASHTON COURT GREENFORD ROAD HARROW HA1 3QG £250,000 Leasehold



SPACIOUS WELL PRESENTED PURPOSE BUILT TWO BEDROOM FIRST FLOOR FLAT

1930s built Art Deco style building located approximately ¼ mile from Sudbury Hill (zone 4) Piccadilly Line station and Sudbury Hill Chiltern Branch Line station, local shops and the 92 and H17 bus routes.

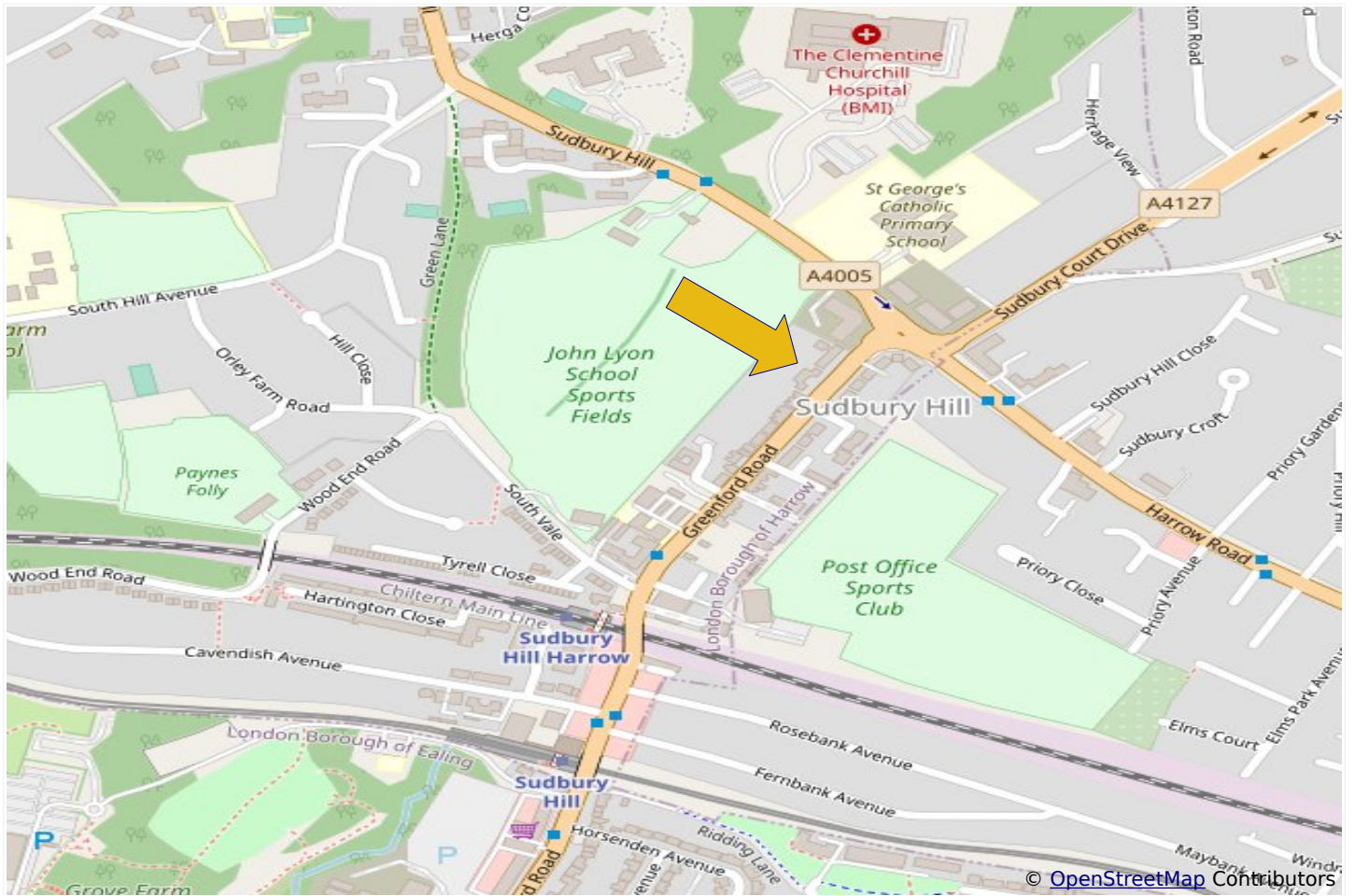
David Lloyd leisure centre is within ¼ mile and Central Harrow with its multiple shopping and transport facilities is within approximately 1½ miles.

*** TO BE SOLD WITH TENANTS IN SITU ***

*** OVERLOOKING PLAYING FIELDS TO THE REAR ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING * FITTED KITCHEN ***

*** COMMUNAL LAWNS AT REAR * NO UPPER CHAIN ***



*** 47 YEARS UNEXPIRED LEASE TERM ***





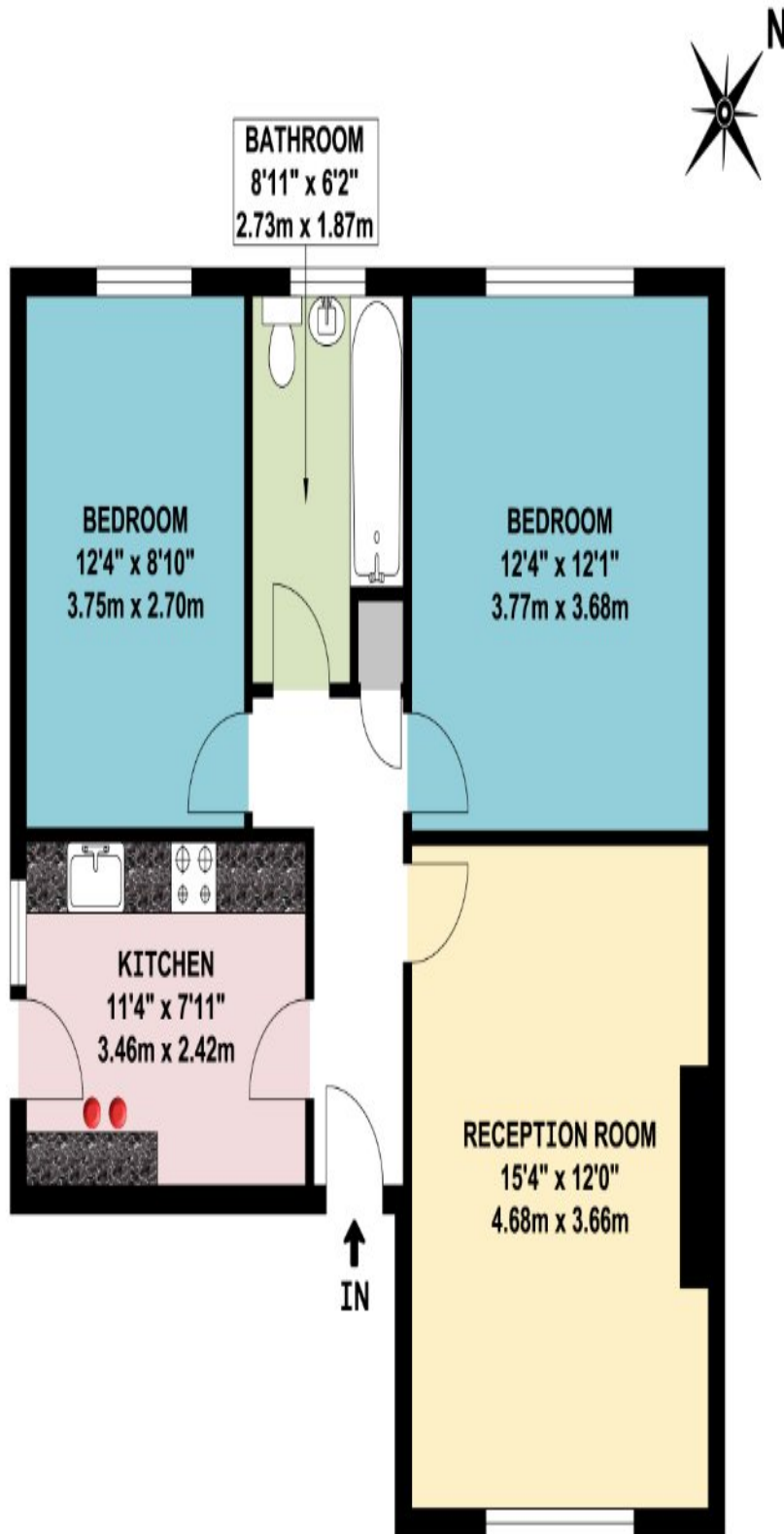
Lease Information

The property is held on Leasehold Tenure for a term of 99 years from 29 September 1969 at a ground rent of £50 p.a.

Existing Tenancy

The property is currently let on a periodic agreement producing £1200.00 p.c.m.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	81
(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	



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 660.58 SQ. FT / 61.37 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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