

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

HADFIELD CLOSE, SOUTHALL, UB1 2XU **£209,950 Leasehold**



ONE BEDROOM GROUND FLOOR FLAT

Constructed during the 1990s the property is located in a residential Cul De Sac off Adrienne Avenue on the Greenford/Southall borders. It is close to Greenford High School, local shops and bus routes. Within ½ mile of Northala Fields park and the A40 Western Avenue,

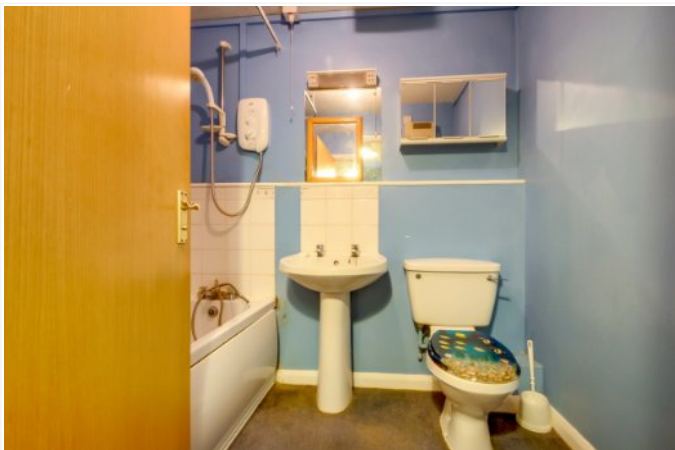
*** ELECTRIC HEATING * DOUBLE GLAZING ***

*** ALLOCATED PARKING SPACE ***

*** OVERLOOKS COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***

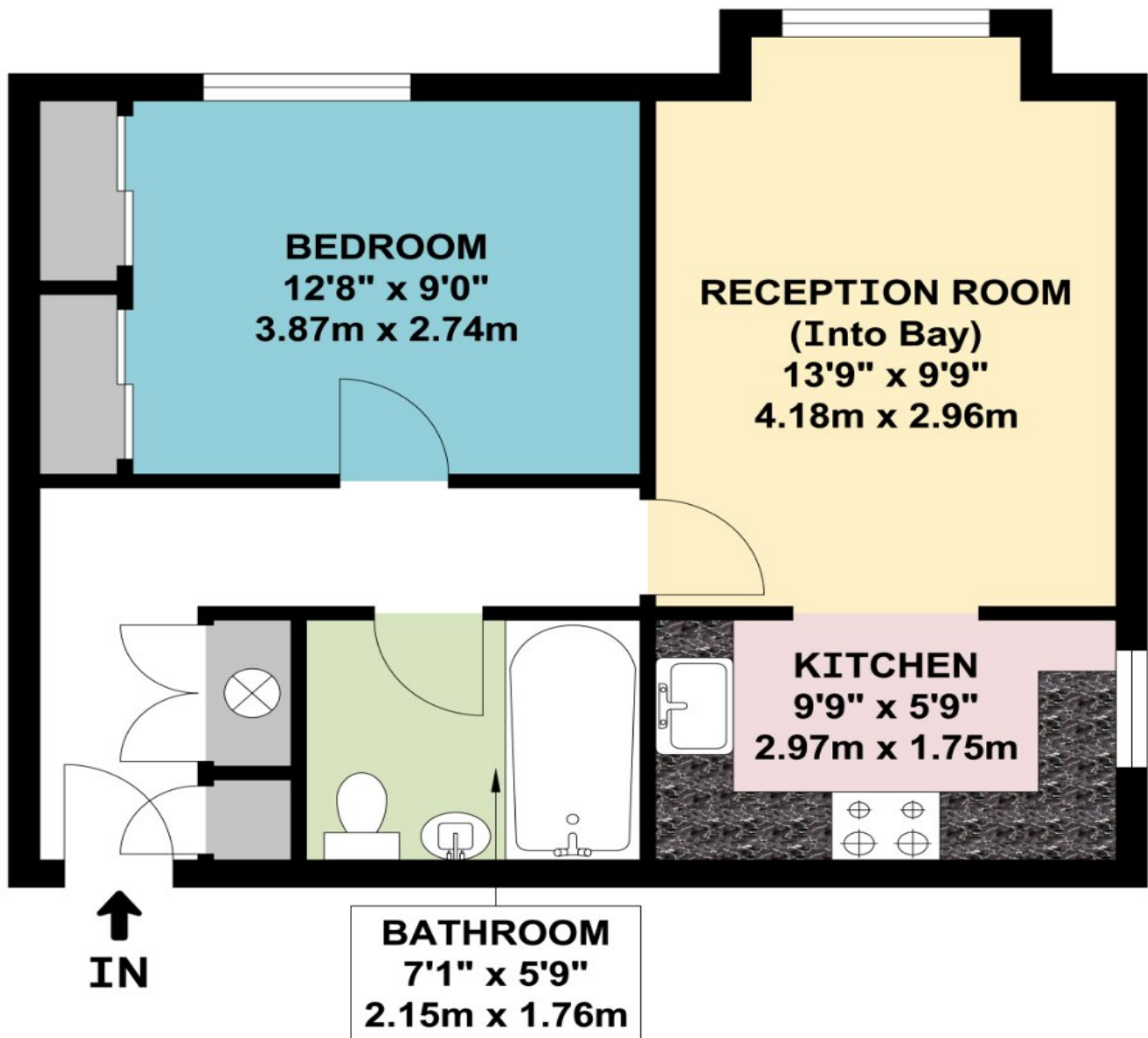




Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 29th September 1993 at an initial ground rent of £50.00 p.a.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(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 424.85 SQ. FT / 39.47 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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