

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GAUNTLETT COURT HARROW ROAD WEMBLEY HA0 2PG £250,000 Leasehold



WELL PRESENTED SPACIOUS ONE BEDROOM SECOND 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.

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

*** BALCONIES FRONT AND REAR ***






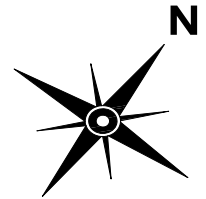
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from December 1982 at a ground rent of £10 p.a.

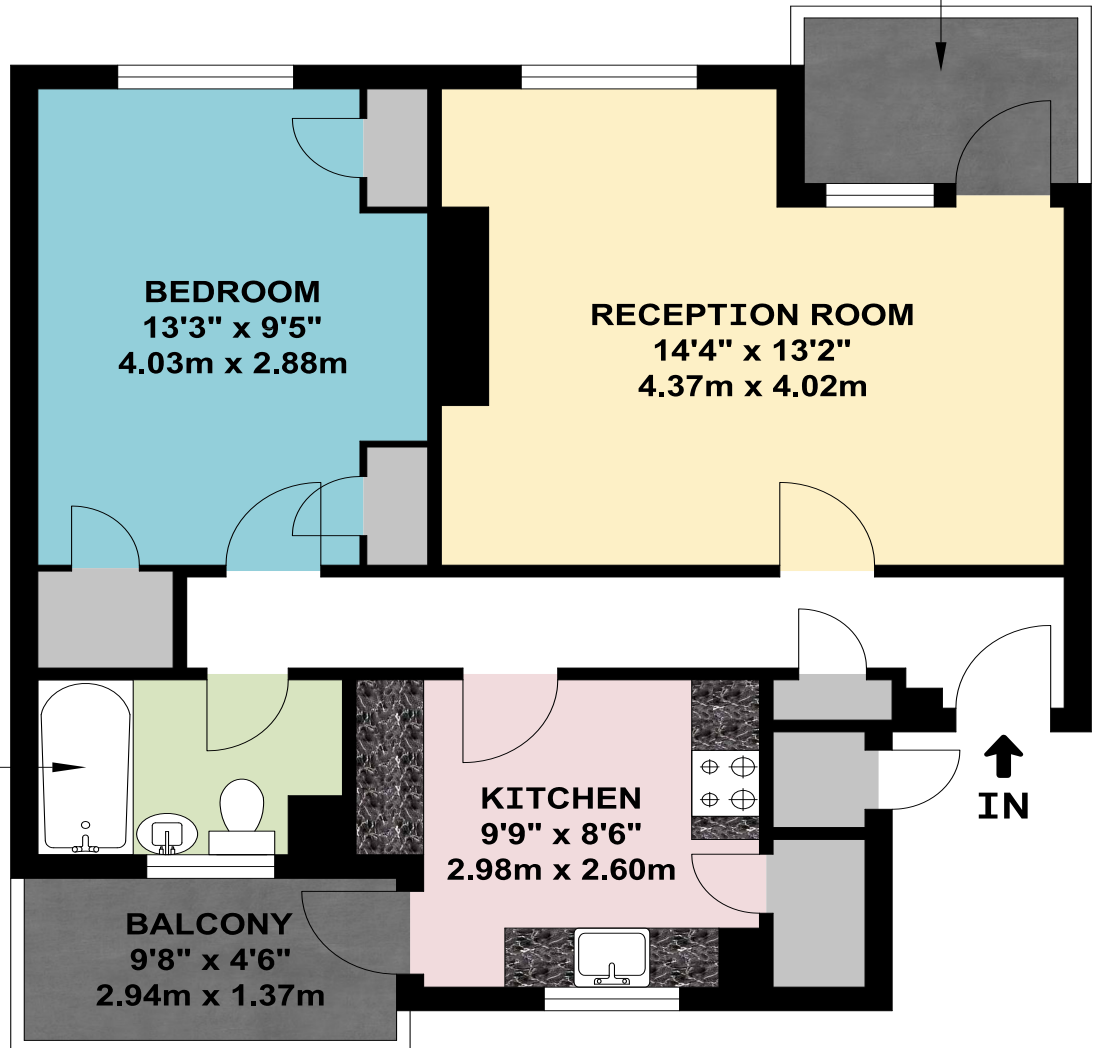
Service Charge

We are informed by the vendor that the service charge for the current year is £852.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	76
(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 	



BALCONY
6'8" x 4'7"
2.02m x 1.40m



SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 525.70 SQ. FT / 48.84 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONIES 596.53 SQ. FT / 55.42 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

www.phillipsc.co.uk