

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **FALCON HOUSE GURNELL GROVE EALING W13 0AE** **£169,950 Leasehold**



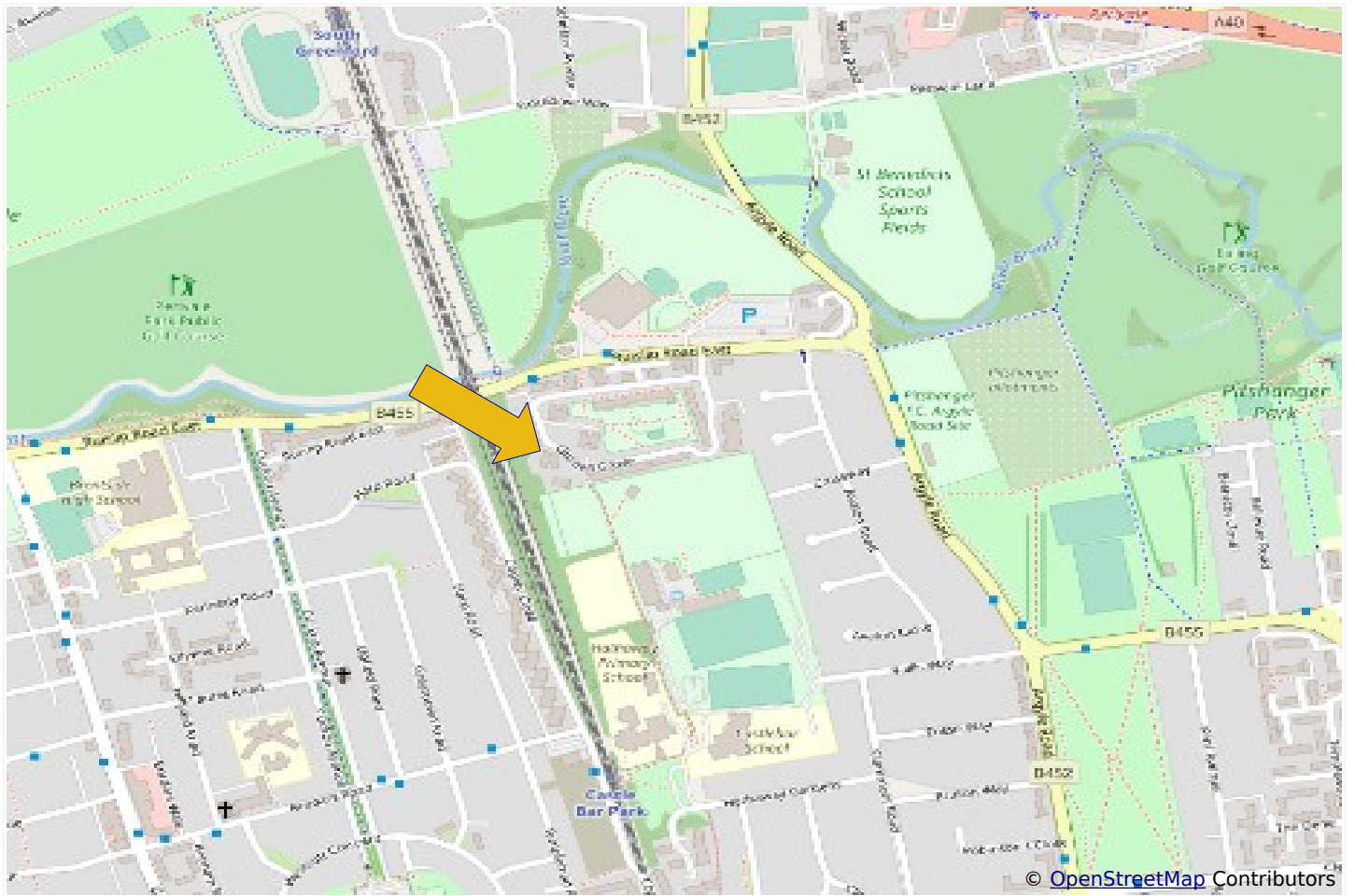
### **PURPOSE BUILT THIRD FLOOR STUDIO FLAT**

Very well presented studio apartment located within  $\frac{3}{4}$  mile of Greenford Broadway with its multiple shopping facilities and bus routes, Ealing Broadway with its wide variety of shopping, leisure and transport facilities is within 1 mile and the property is a few hundred yards from the Gurnell Grove Leisure Centre.

**\* uPVC DOUBLE GLAZING \***

**\* LIFT \* AMPLE PARKING \***

**\* NO UPPER CHAIN \***



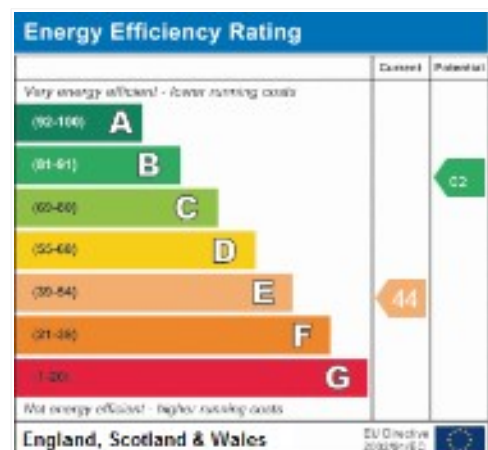


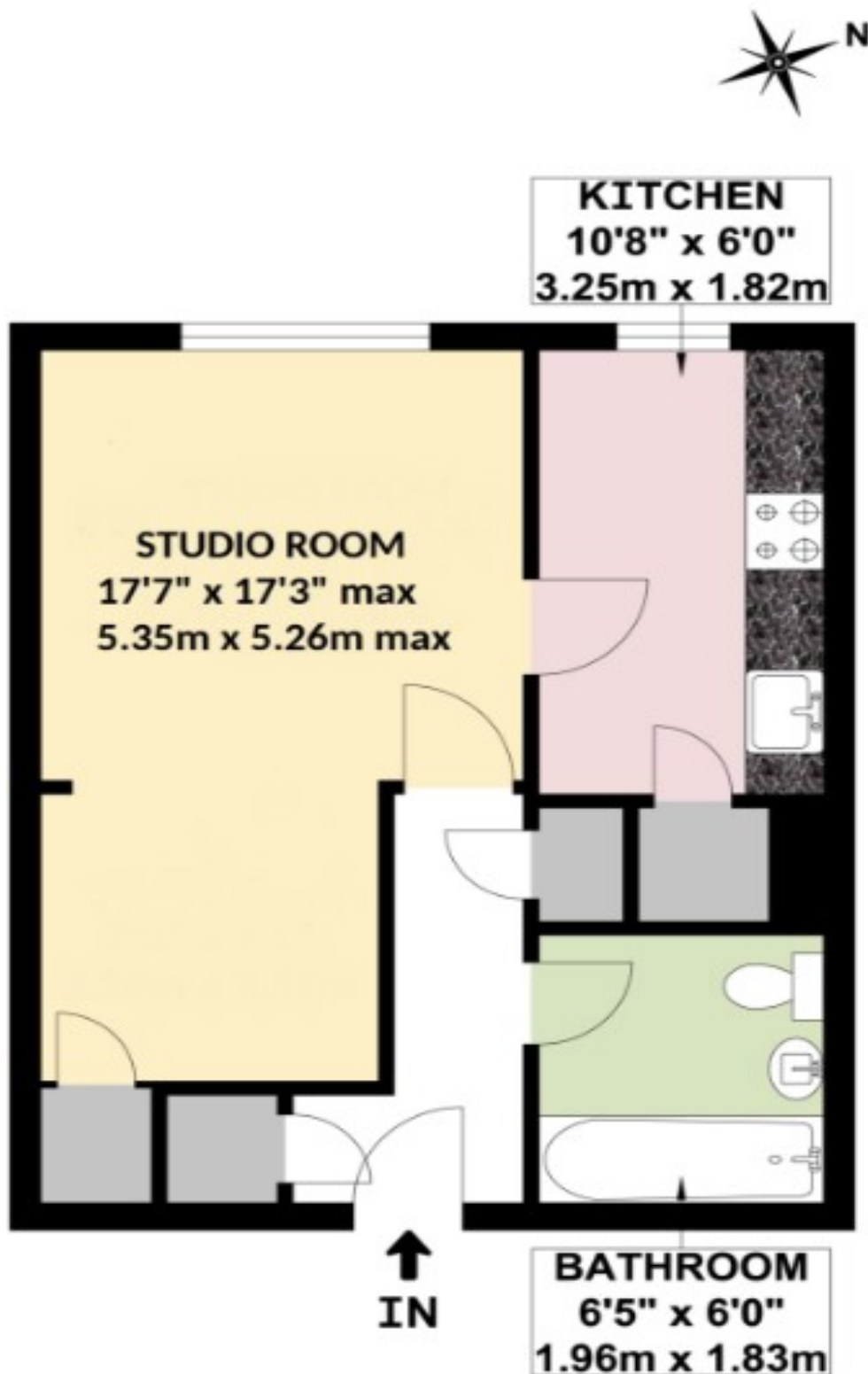
**Lease Information**

The property is held on Leasehold Tenure for a term of 130 years from 1<sup>st</sup> January 1981 at a ground rent of £10 p.a.

**Service Charge**

We are advised by the vendor that the service charge for the current year is approximately £1000





## THIRD FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 337.77 SQ. FT / 31.38 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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