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1279 Greenford Road
Greenford, UB6 0HY

CLARE PARADE, CLARE ROAD, GREENFORD UB6 0DQ **£265,000 Freehold**



ONE BEDROOM GROUND FLOOR FLAT WITH PARKING TO THE REAR

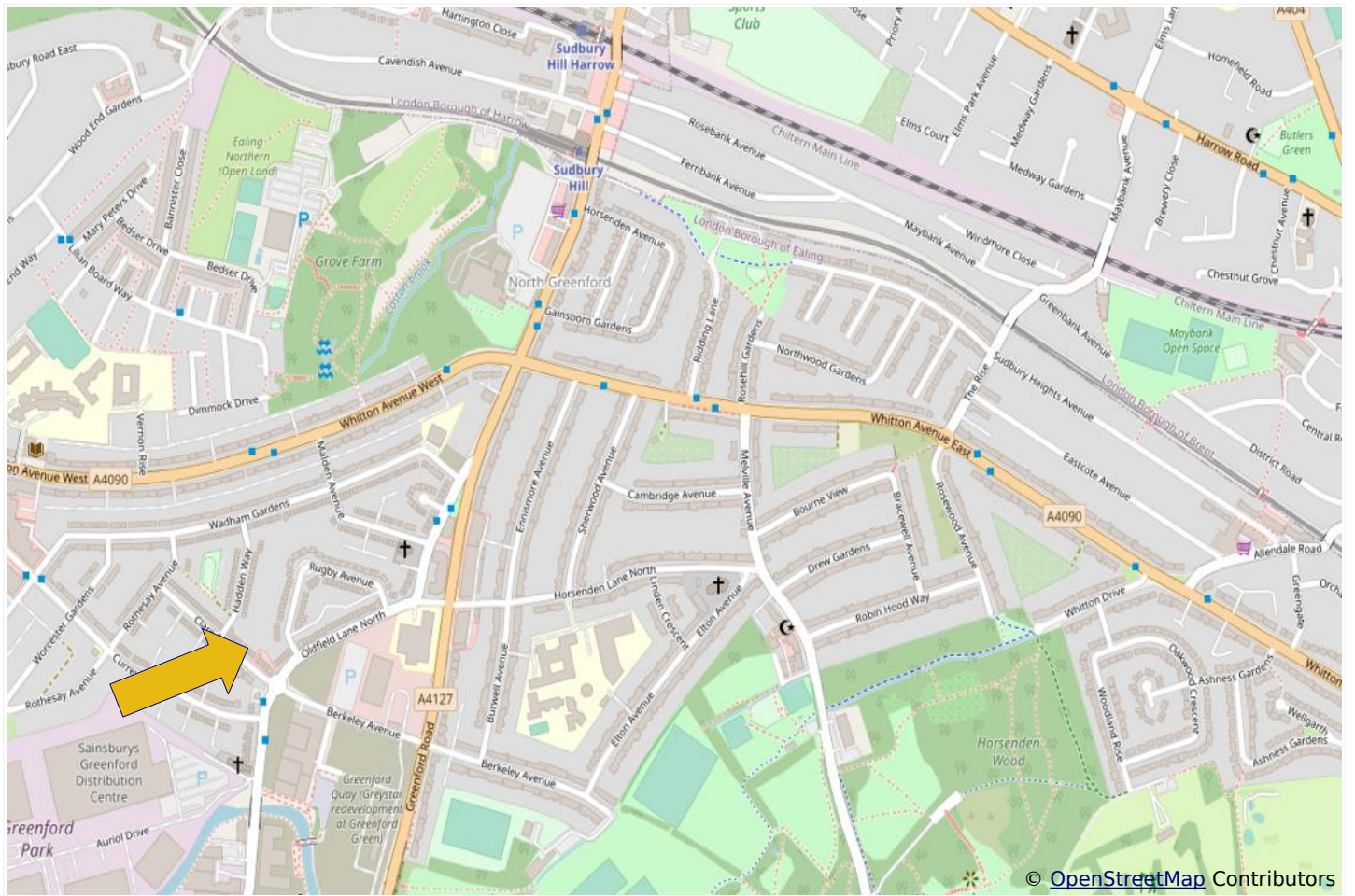
The property is located in a highly convenient residential position within $\frac{1}{2}$ mile of either Sudbury Hill Piccadilly Line or Greenford Central Line Stations and less than $\frac{1}{4}$ from Horsenden Primary School. H17, 487 & 92 bus routes are all within $\frac{1}{4}$ mile together with local shopping and recreational facilities.

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

*** RECEPTION ROOM * FITTED KITCHEN ***

*** DOUBLE BEDROOM WITH PATIO ACCESS ***

*** PARKING FOR TWO CARS TO THE REAR * NO UPPER CHAIN ***

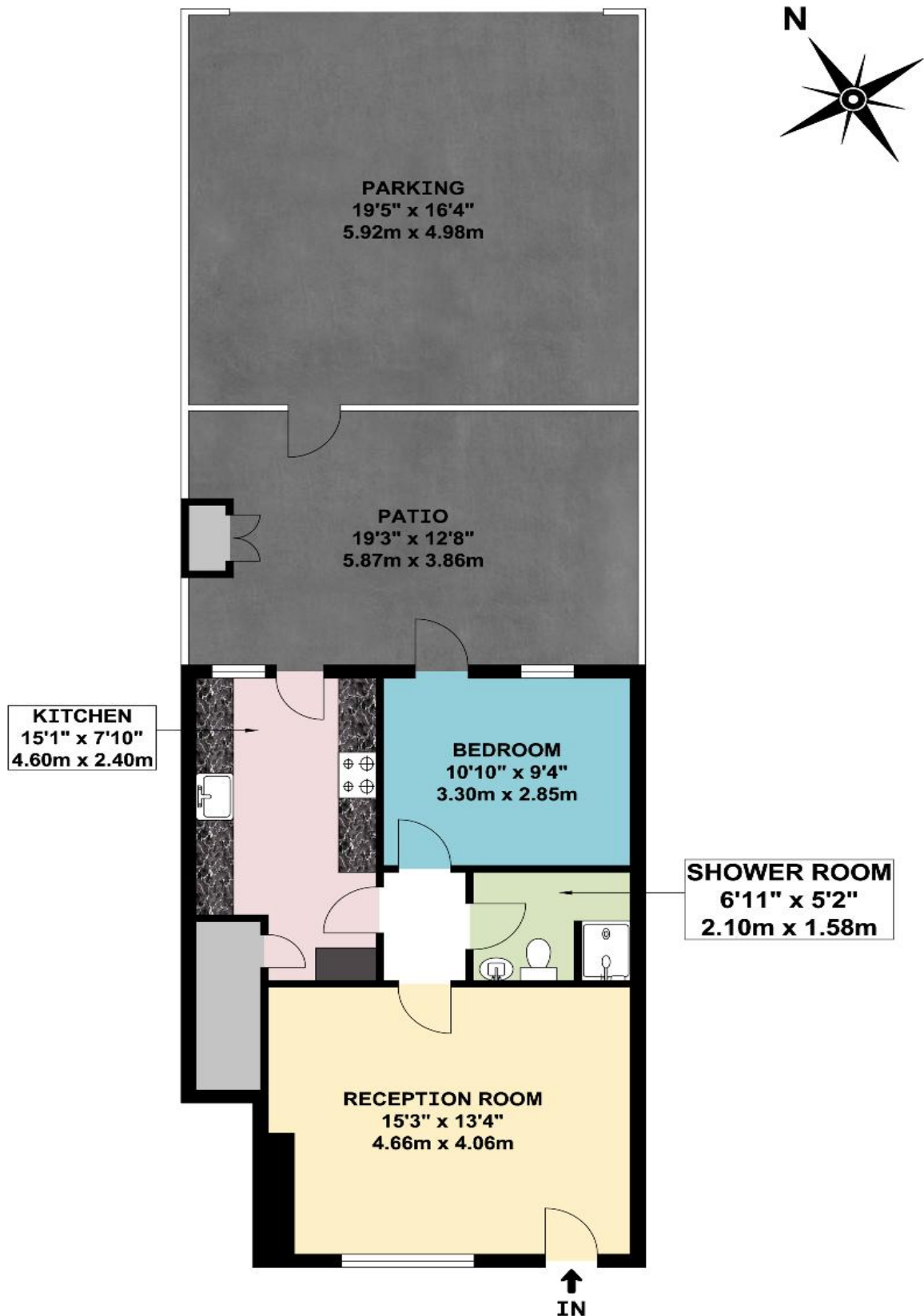




TENURE

The property is offered with the benefit of the freehold of the entire building subject to the lease of the first floor flat which commenced on 1st January 2018 for a period of 125 years. We are informed that the ground rent is £100 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(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	



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 520.97 SQ. FT / 48.40 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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