

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

BLenheim CLOSE GREENFORD UB6 8ET **£325,000 Leasehold**



PURPOSE BUILT TWO BEDROOM FIRST FLOOR MAISONETTE

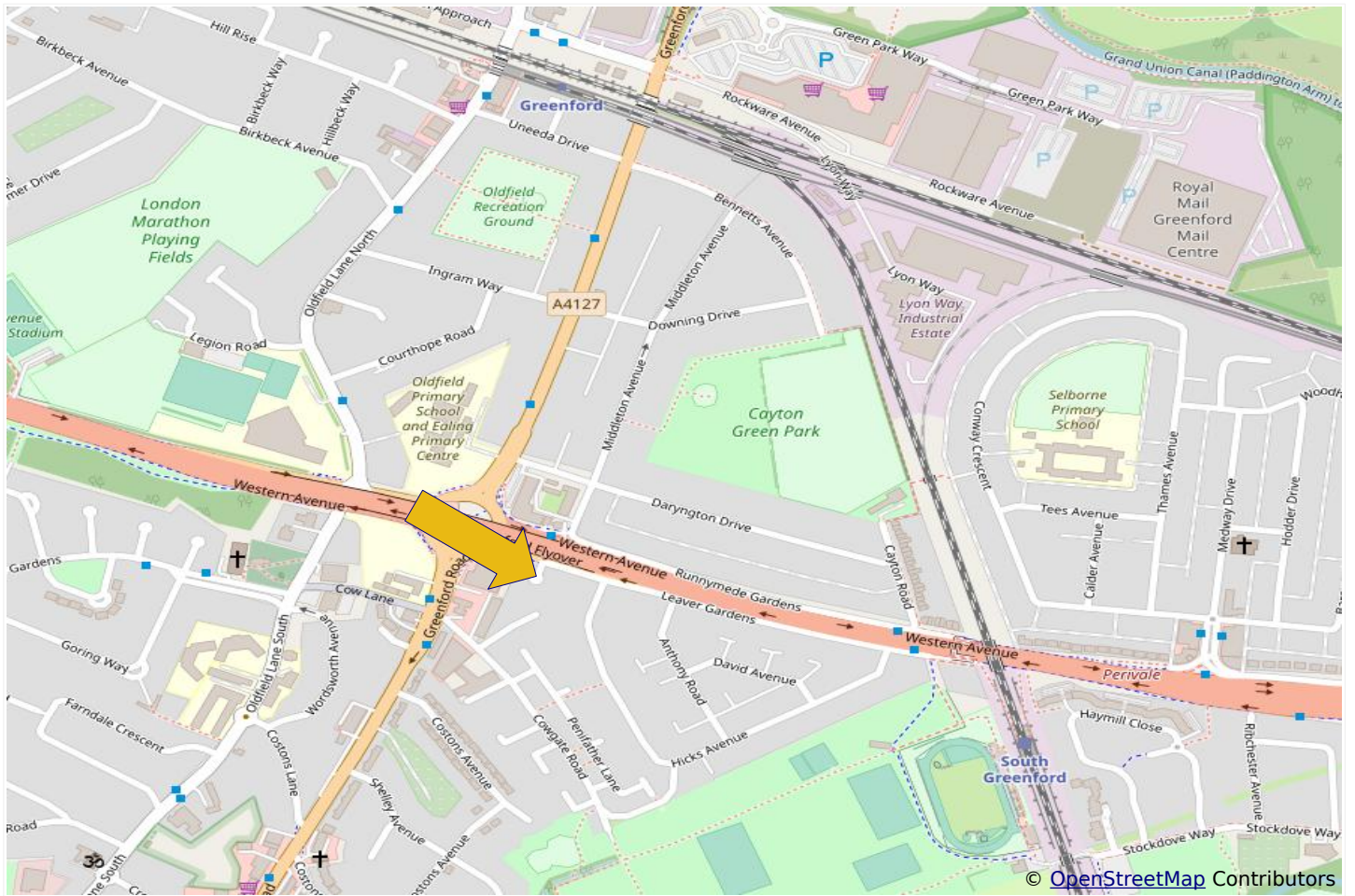
Constructed during the 1950s the property is located in a residential residential cul-de-sac just off the A40 Western Avenue about ½ mile from Greenford Central Line/Main Line Station and within a ¼ of a mile from Betham Primary and William Perkin Secondary Schools. Greenford Broadway with its multiple shopping facilities is within ½ mile.

*** OFF-PEAK ELECTRIC HEATING * uPVC DOUBLE GLAZING ***

*** FITTED KITCHEN * RE-FITTED SHOWER ROOM/WC ***

*** 17' RECEPTION ROOM ***

*** 56' REAR GARDEN * NO UPPER CHAIN ***





Lease Information

The property is held on Leasehold Tenure for a term of 99 years from 24th June 2013. It is understood from the vendor that the current ground rent payable is £100pa

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



APPROX. GROSS INTERNAL FLOOR AREA 655.62 SQ. FT / 60.91 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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