

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

HAVERSHAM COURT HORSENDEN LANE NORTH GREENFORD UB6 7QQ

£170,000 Leasehold



WELL PRESENTED FIRST FLOOR STUDIO FLAT

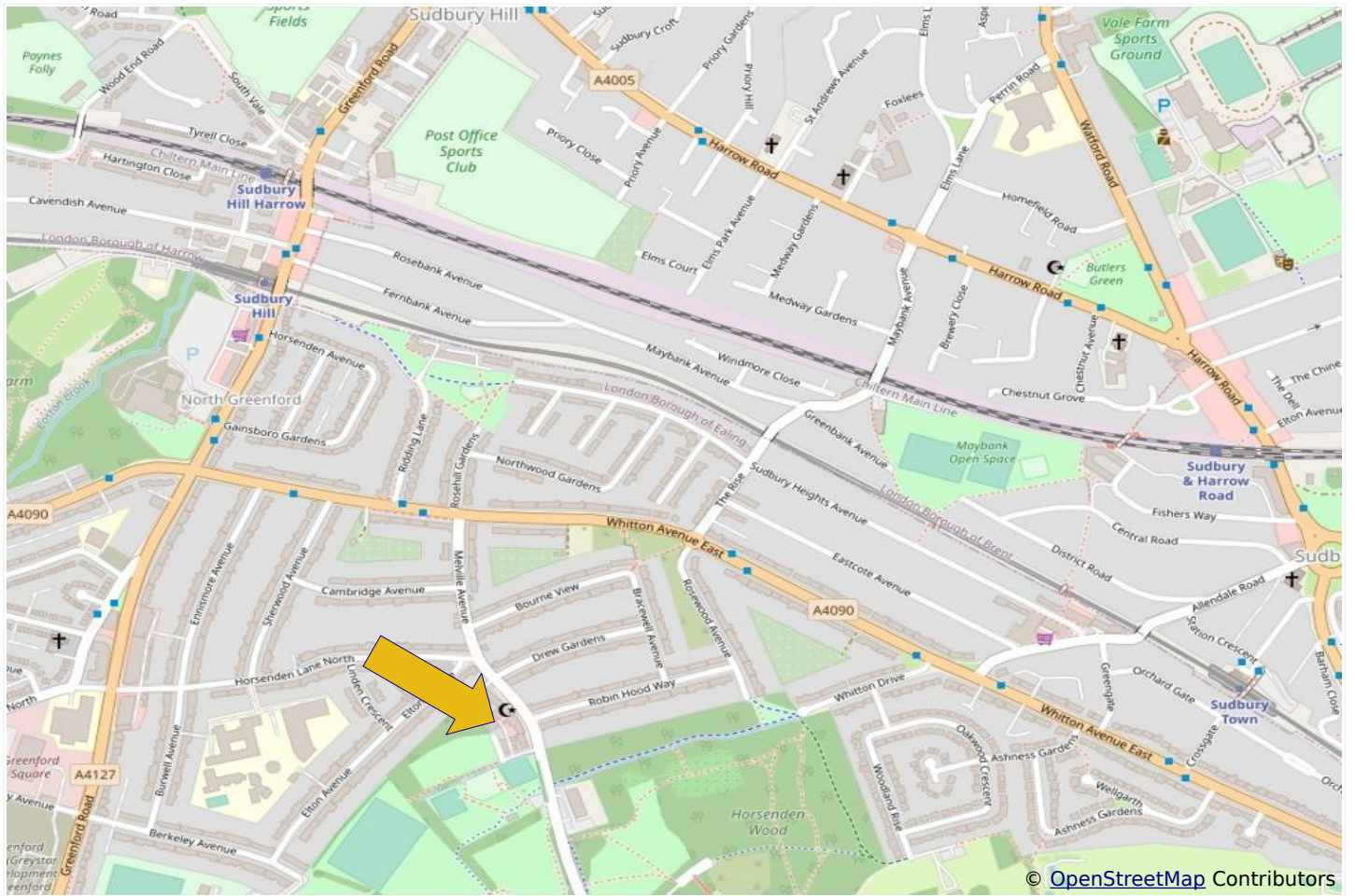
The property is located in a residential position a few hundred yards from Horsenden Hill open space and approximately $\frac{3}{4}$ mile from Sudbury Hill Piccadilly Line Station (Zone 4) and Sudbury Hill Harrow Chiltern Line Station. Local shops, H17 and 92 bus routes are all within about $\frac{1}{2}$ mile from the property.

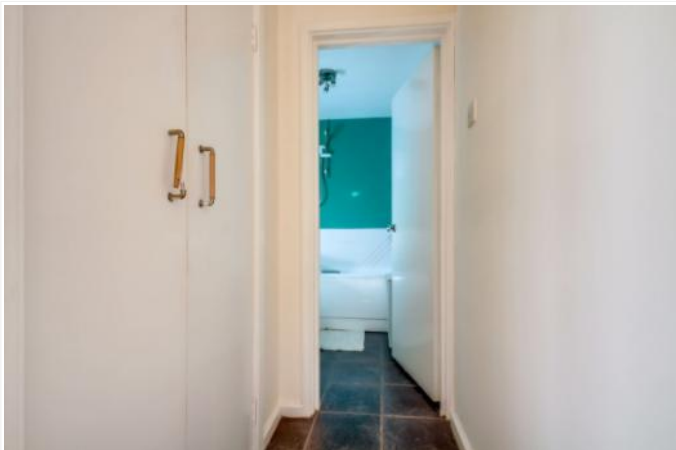
*** ADJACENT TO HORSENDEN OPEN SPACE ***

*** DOUBLE GLAZING * SEPARATE KITCHEN ***

*** SOUTH FACING REAR BALCONY * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





Lease Information

The property is held on Leasehold Tenure for a term of 99 years from 1st December 1986 at a ground rent of £100.00 p.a.

We are informed that the service charge is approximately £1200.00 p.a.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	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	



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 312.79 SQ. FT / 29.06 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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