

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GREENBANKS, CAVENDISH AVENUE, HARROW HA1 3RE £310,000 Leasehold



WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT

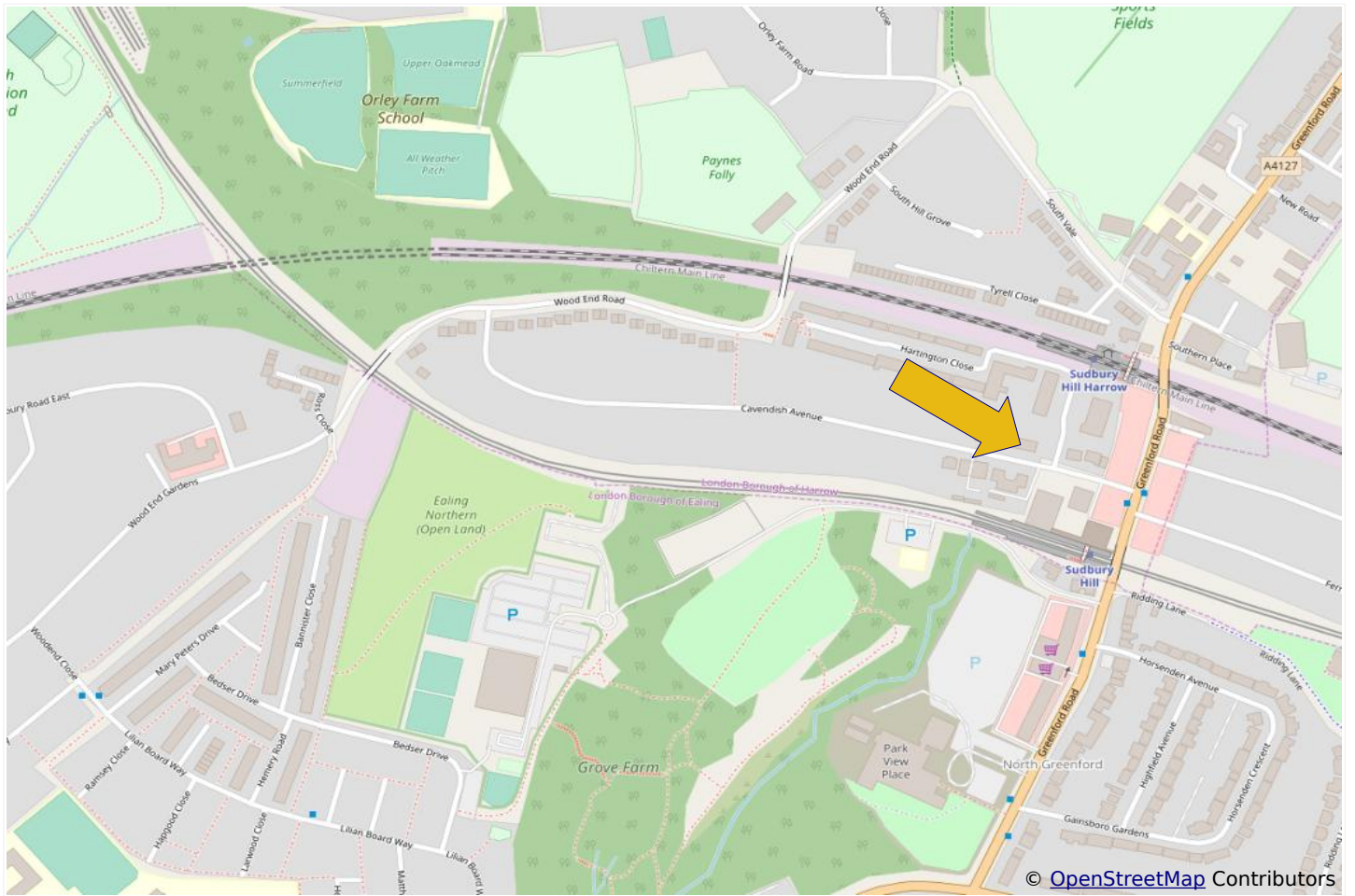
The property is conveniently located in a residential side road within a few hundred yards of Sudbury Hill Piccadilly line (Zone 4) Station, local shops, H17 and 92 bus routes. Sudbury Hill & Harrow Chiltern Branch Line station and David Lloyd Sports Centre are within ¼ mile.

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

*** FITTED KITCHEN * COMMUNAL GARDENS ***

*** NEW 999 YEAR LEASE ***

*** NO UPPER CHAIN ***





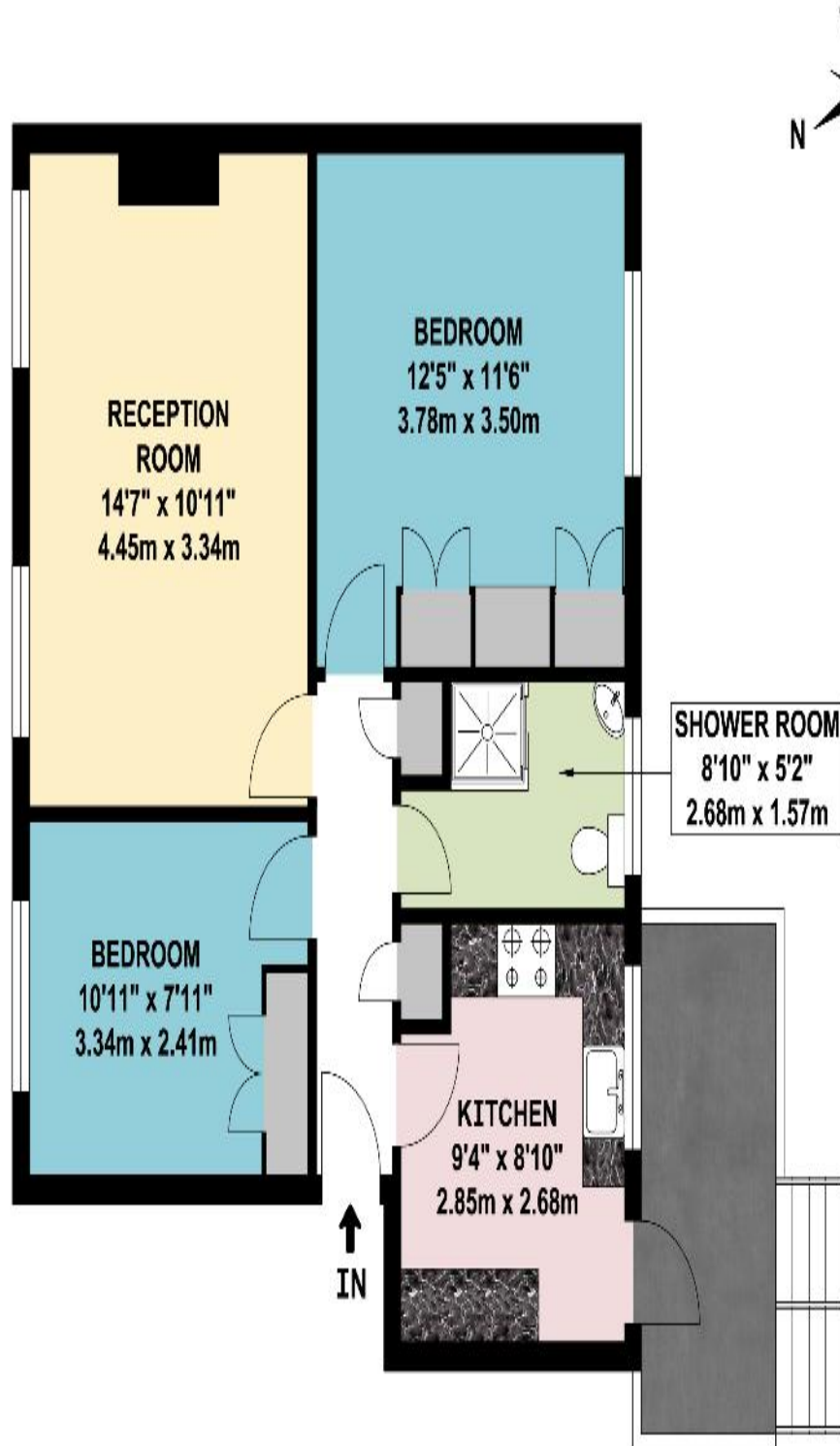
Lease Information

The property is offered with the benefit of a new 999 year lease at peppercorn ground rent

Service Charge

We are advised by the seller that the current service charge is £68pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(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 567 SQ. FT / 52.67 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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