

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **LARCH CRESCENT HAYES UB4 9EB £290,000 Leasehold**



### **ATTRACTIVE PURPOSE BUILT GROUND FLOOR MAISONETTE**

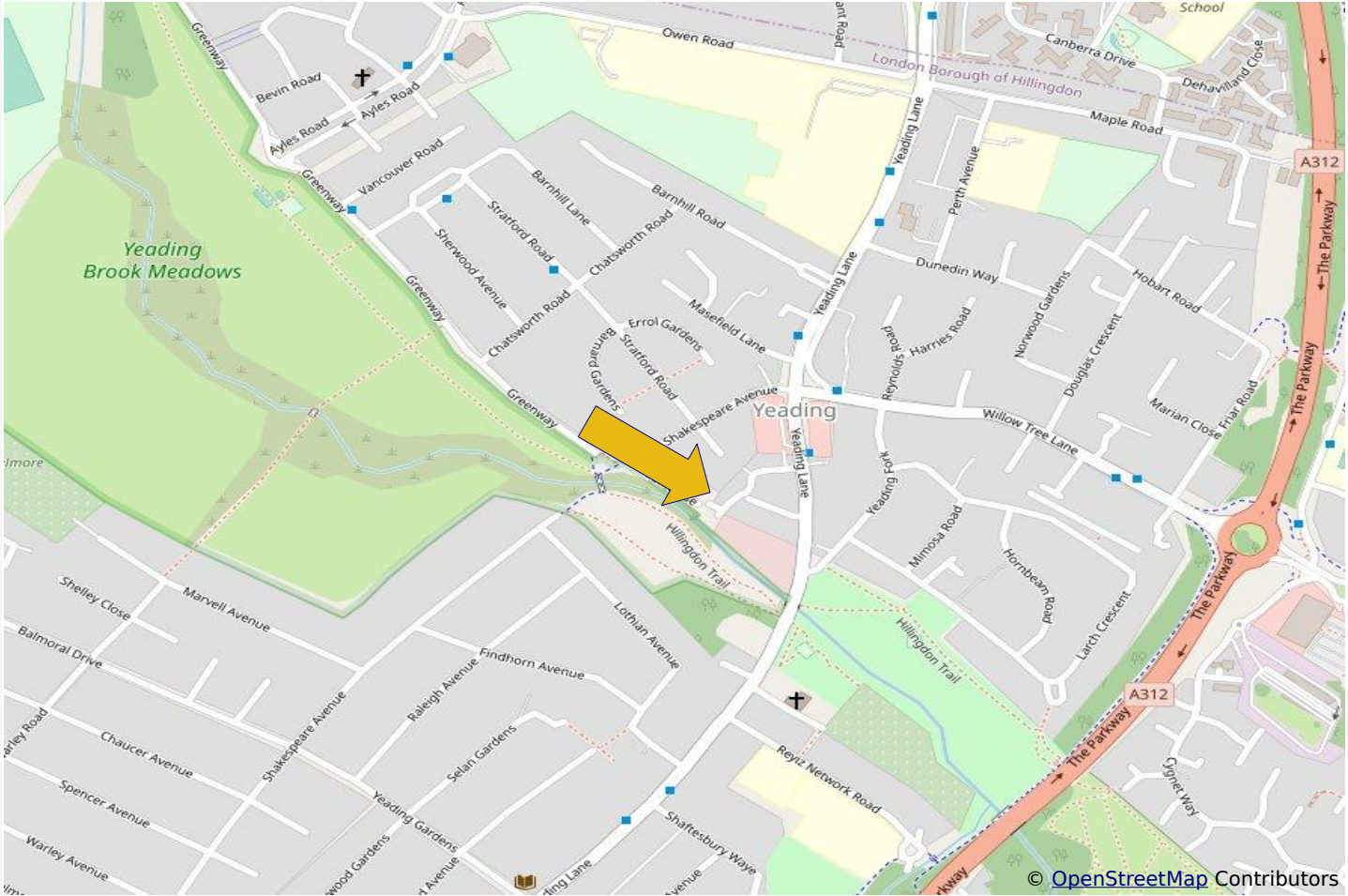
Constructed during the 1960s the property is located in a quiet residential position just off Yeading Lane a few hundred yards from local shopping facilities, bus routes, schools and Yeading Brook Meadows open space.

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

**\* FITTED KITCHEN \***

**\* FRONT & REAR GARDENS \***

**\* GARAGE IN BLOCK \***



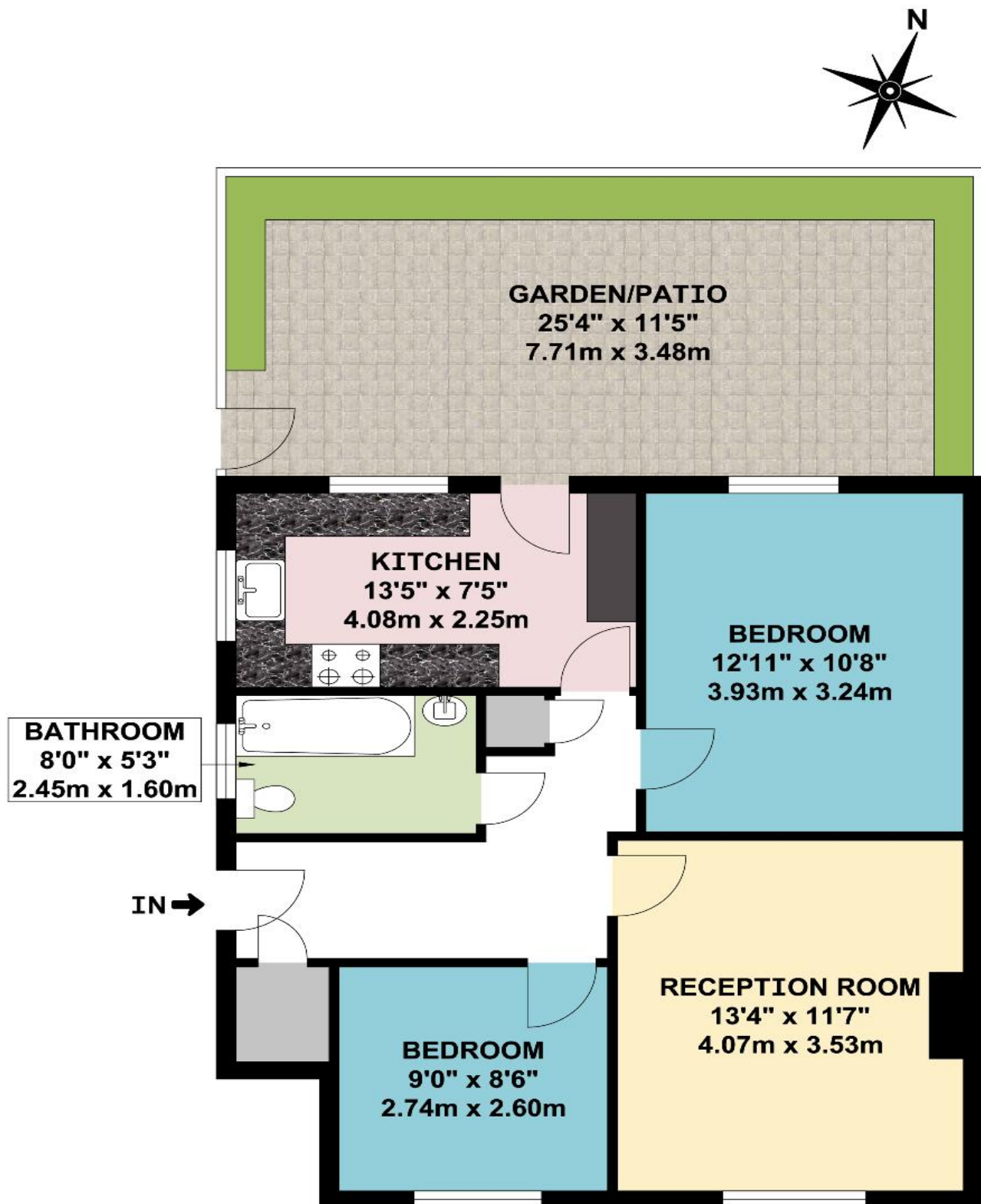




Lease Information

The property is held on Leasehold Tenure for a term of 100 years from 25<sup>th</sup> June 2006 at a current ground rent of £250 p.a.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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 629.90 SQ. FT / 58.52 SQ. M****COUNCIL TAX  
BAND C**

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**[www.phillipsco.co.uk](http://www.phillipsco.co.uk)