

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

SHEPPARDS COURT HORSENDEN LANE NORTH GREENFORD UB6 7QJ

£315,000 Leasehold



ATTRACTIVELY PRESENTED TWO BEDROOM FIRST FLOOR FLAT

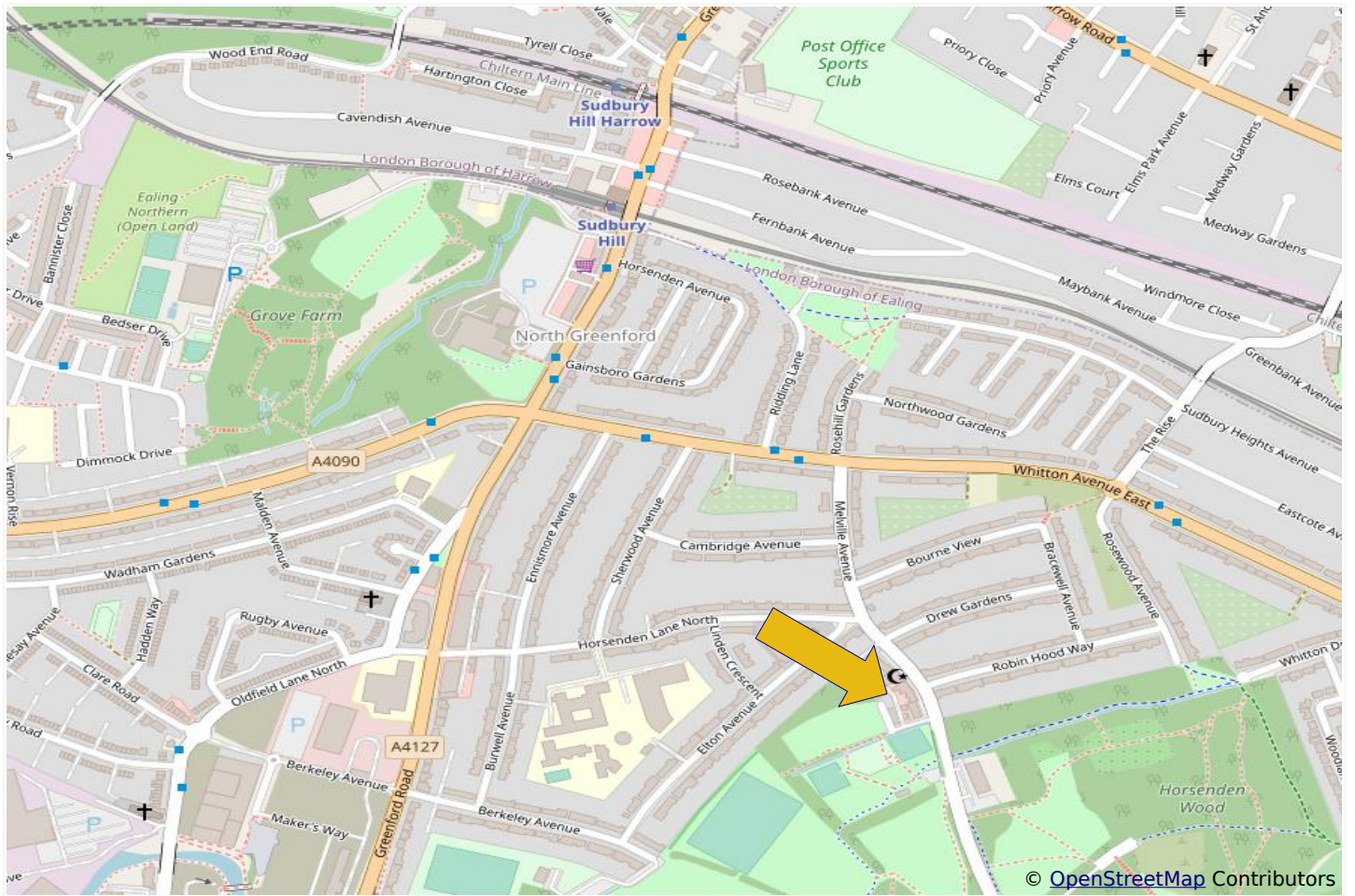
The property is located in a residential position adjacent to Horsenden Hill Green Belt area about ½ mile from Sudbury Hill Piccadilly Line station, local shops, 92, H17 and 417 bus routes. Greenford Central Line station and Westway shopping centre are both within 1 mile

*** ADJACENT TO RECREATION FIELDS ***

*** GAS CENTRAL HEATING * FITTED KITCHEN ***

*** uPVC DOUBLE GLAZING ***

*** 162 YEAR LEASE ***



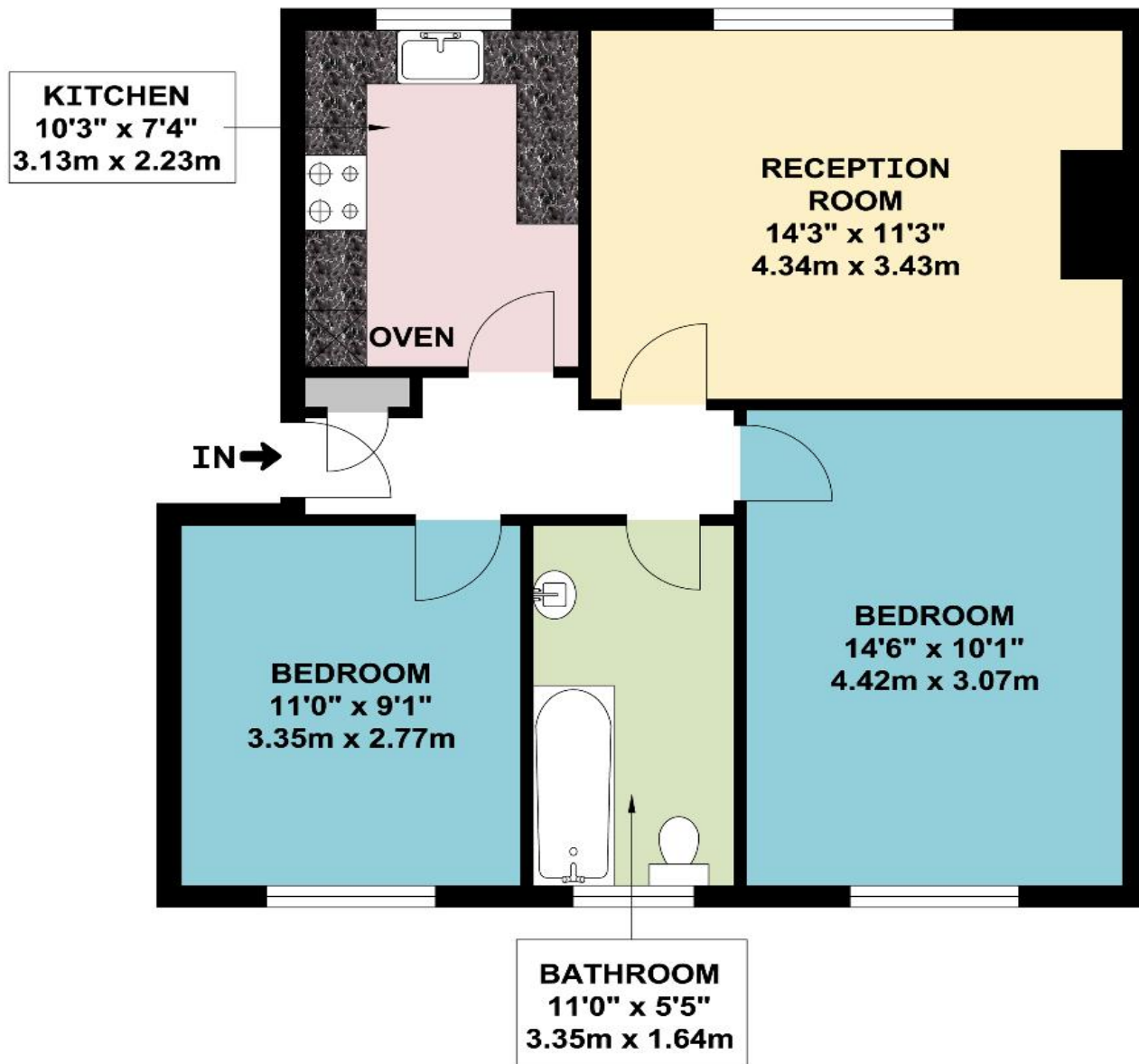
* NO UPPER CHAIN *



Lease Information

The property is held on Leasehold Tenure for a term of 189 years from 1st January 1986 at a ground rent of £00 p.a.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	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 607.19 SQ. FT / 56.41 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

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