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1279 Greenford Road  
Greenford, UB6 0HY

## **JEM PATERSON COURT HARTINGTON CL HARROW HA1 3RR £125,000 Leasehold**



### **ATTRACTIVE SECOND FLOOR ONE BEDROOM RETIREMENT FLAT**

The property is located within 1/4 mile of Sudbury Hill and Harrow Chiltern Line Station and just a few hundred yards from Sudbury Hill Piccadilly Line Station, local shopping facilities, 92 and H17 bus routes.

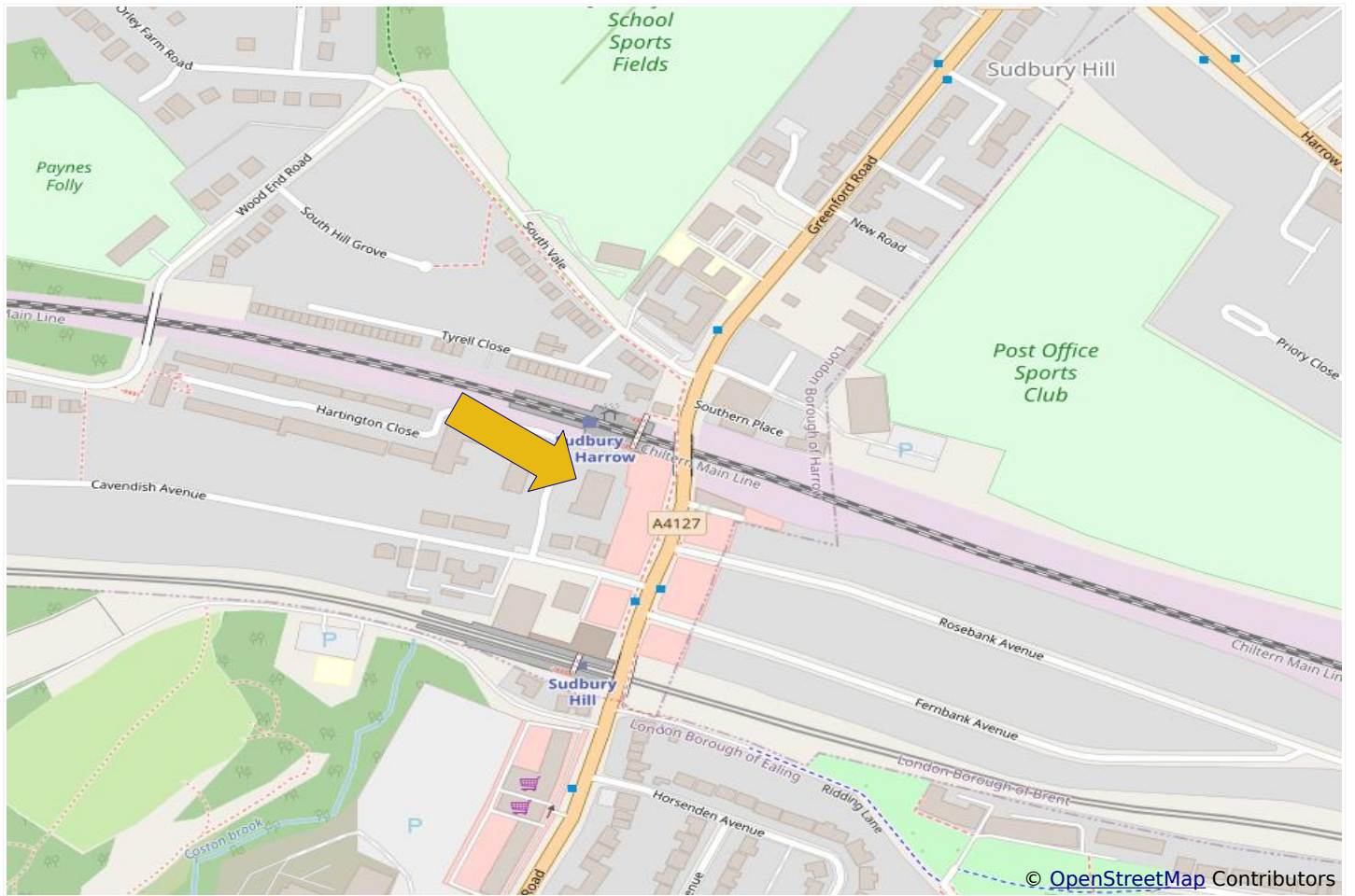
**\* OFF-PEAK ELECTRIC HEATING \***

**\* MINIMUM AGE RESTRICTION OF 60 YEARS \***

**\* ENTRY PHONE SYSTEM \* ASSISTANCE ALARM \* LIFT \***

**\* 20'3 LOUNGE \* 18'3 BEDROOM \* NO UPPER CHAIN \***

**\* PARKING \* COMMUNAL GARDENS \* COUNCIL TAX BAND B \***





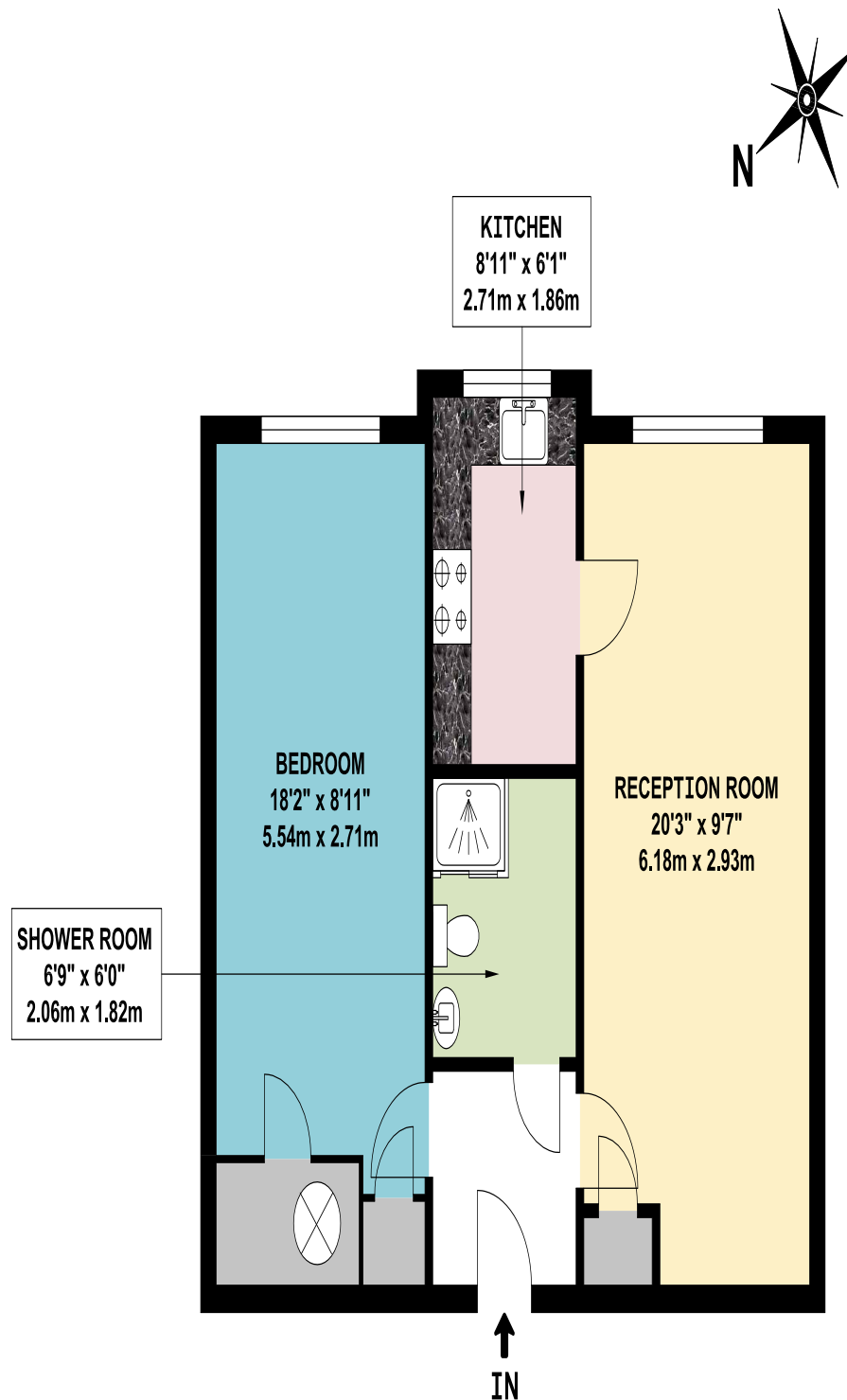
**Lease Information**

The property is held on Leasehold Tenure for a term of 125 years from 13th November 1986 at a current ground rent of £13.67 p.a.

**Service Charge**

The vendor advises that the service charge for the year to 31/03/24 is £2567.73

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 521.40 SQ. FT / 48.44 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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