

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

PRIORY CLOSE WEMBLEY HA0 2SD £330,000 Leasehold



WELL PRESENTED PURPOSE BUILT TWO BEDROOM FIRST FLOOR MAISONETTE

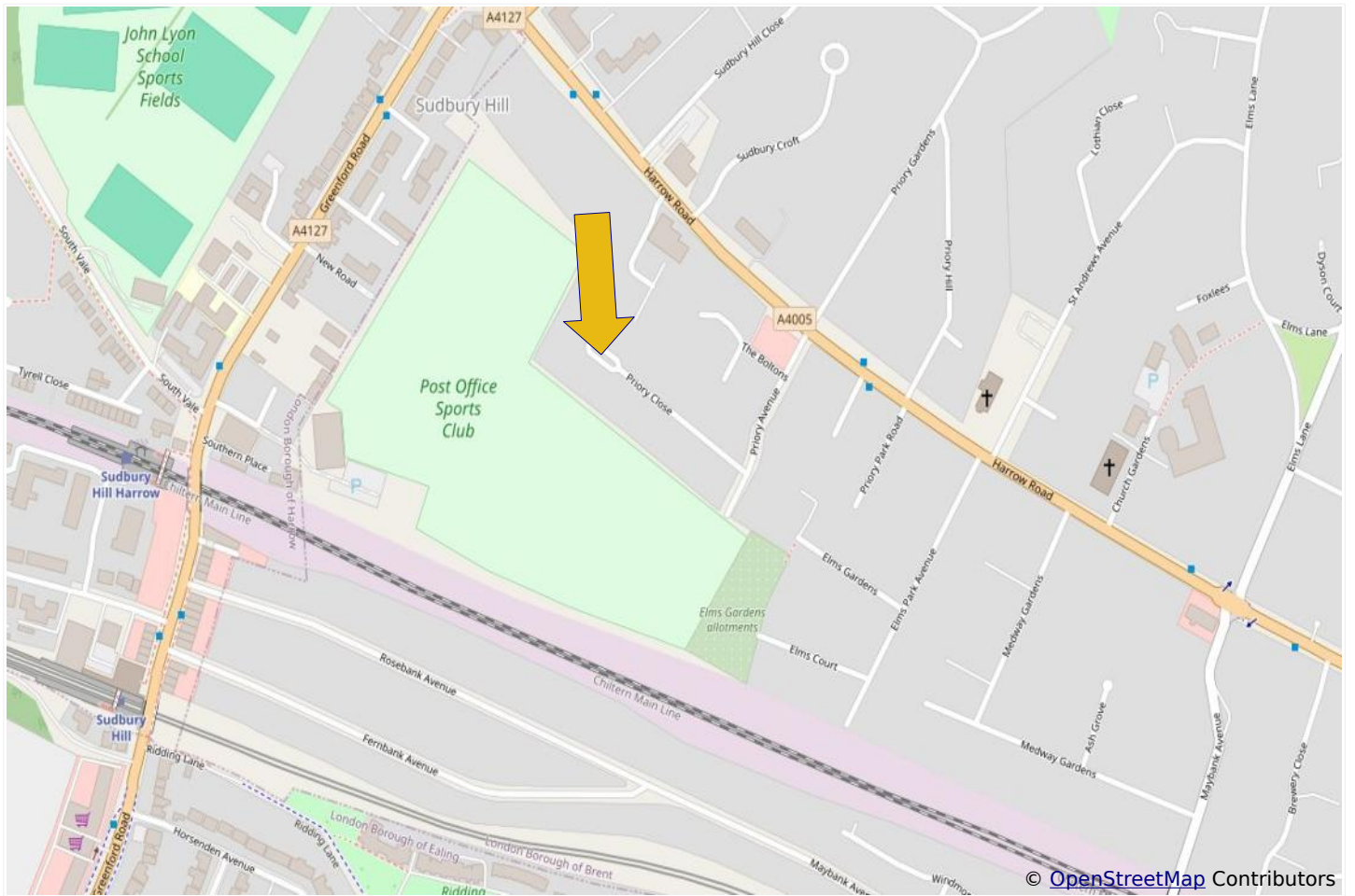
The property is located in a residential cul-de-sac a few hundred yards from Harrow Road and within $\frac{3}{4}$ mile of Sudbury Hill Piccadilly Line (Zone 4) station, and Sudbury Hill Harrow Chiltern Branch Line station, local shops and bus routes.

*** GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * FITTED KITCHEN ***

*** OVERLOOKING PLAYING FIELDS TO THE REAR ***

*** OWN GARDEN ***

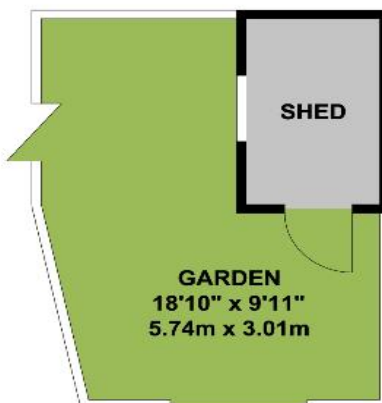




Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 29th September 1986 at a ground rent of £50 p.a.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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 597.82 SQ. FT / 55.54 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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