

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HILL RISE GREENFORD UB6 8PB £255,000 Leasehold



GROUND FLOOR ONE BEDROOM MAISONETTE

Located approximately $\frac{1}{4}$ mile from Greenford Central Line (Zone 4) and Overground Station as well as local shops, 105 and 92 bus routes, this conversion maisonette is about $\frac{1}{2}$ mile from access to the A40 Western Avenue and the Westway Cross multiple shopping centre.

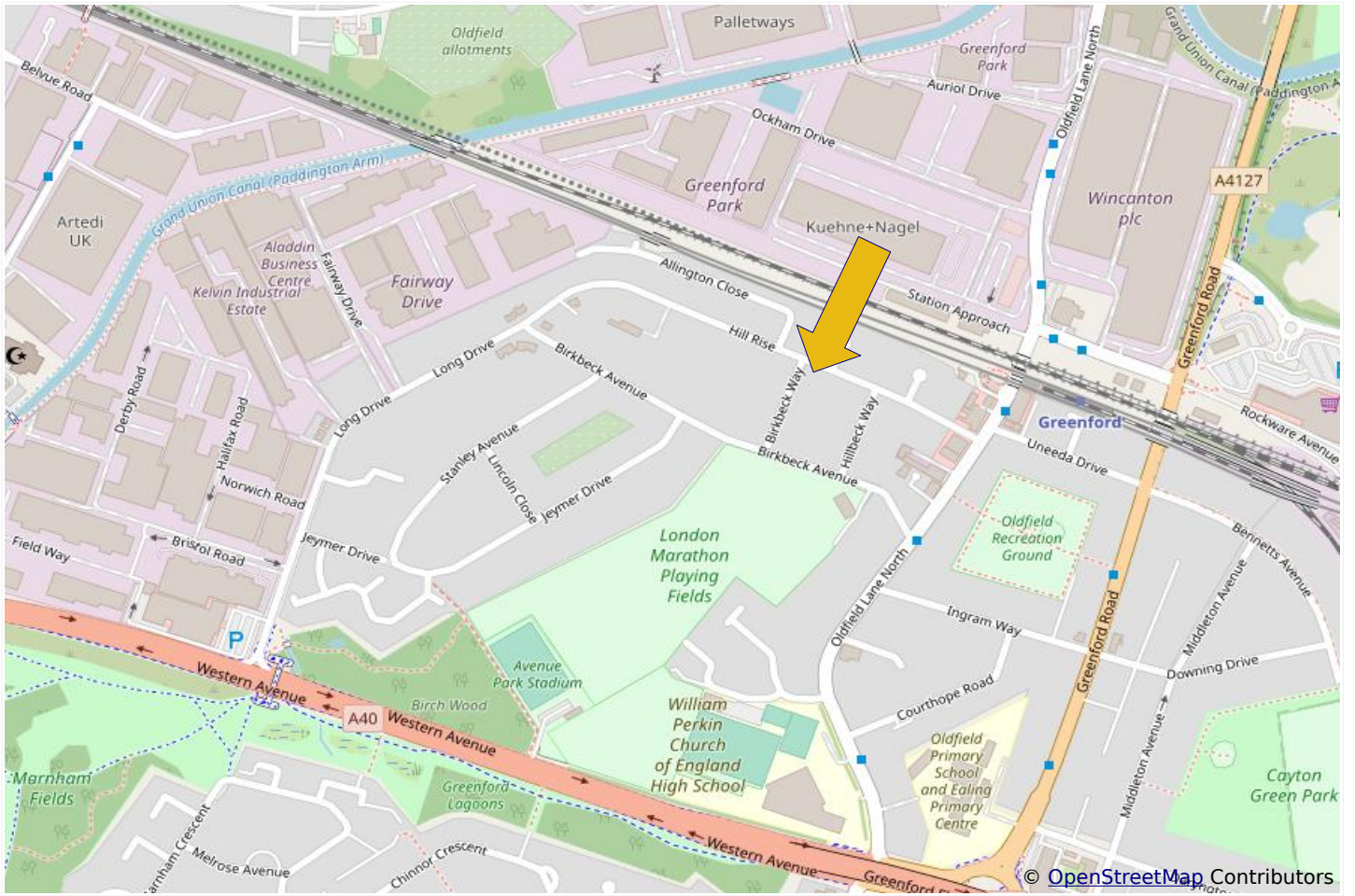
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** KITCHEN /BREAKFAST ROOM ***

*** NEW LONG LEASE WITH NO GROUND RENT * SHARE OF FREEHOLD ***

*** OFF STREET PARKING ***

*** NO UPPER CHAIN ***

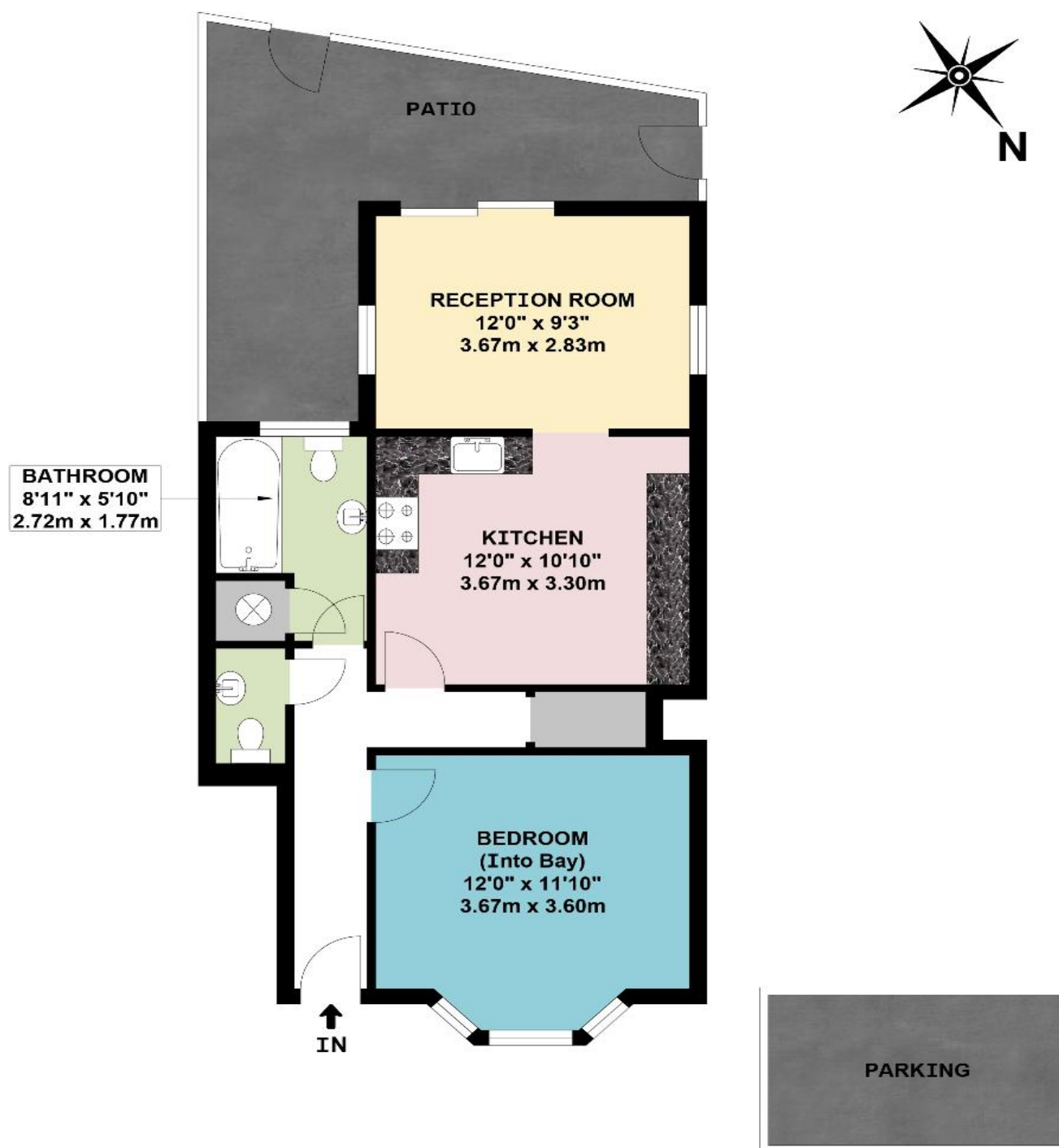




Lease Information

The property is offered with the benefit of a new 999 years lease at a peppercorn ground rent together with share of the freehold interest

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	81	
(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 529.15 SQ. FT / 49.16 SQ. M

**COUNCIL TAX
BAND B**

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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