

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **HIGHFIELD AVENUE GREENFORD UB6 0JD** **£265,000 Leasehold**



### **VERY WELL PRESENTED GROUND FLOOR ONE BEDROOM CONVERSION FLAT**

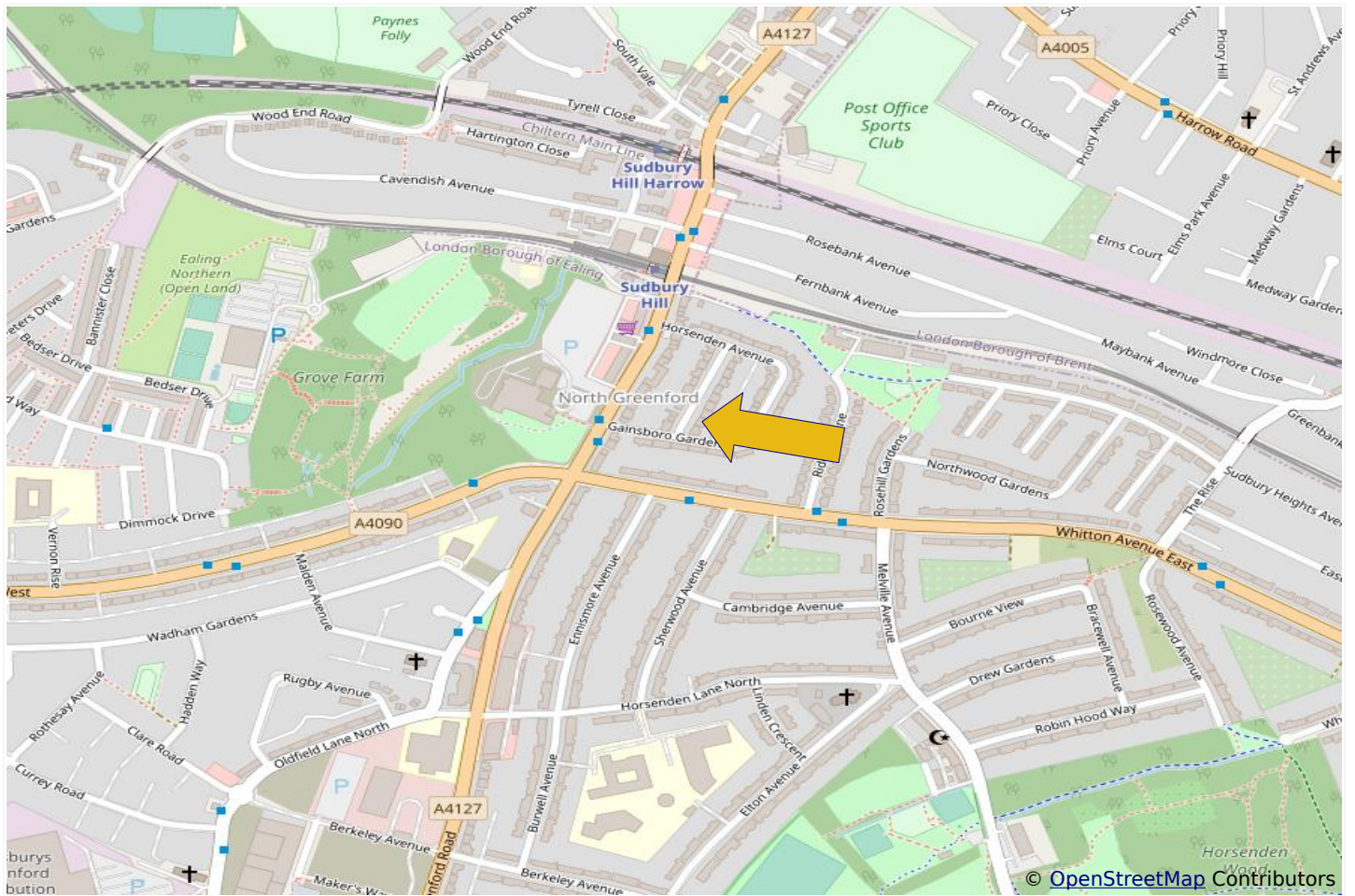
The property is located in a convenient residential position a few hundred yards from Sudbury Hill Piccadilly Line Zone 4 Station, local shopping facilities, 92 and H17 bus routes. Sudbury Hill & Harrow Chiltern Line Station is within ¼ mile and the property is approximately ¼ mile from Horsenden Hill Open Space

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

**\* OWN REAR GARDEN \* OFF-STREET PARKING \***

**\* GARAGE \* NEW 999 YEAR LEASE \***

**\* NO UPPER CHAIN \***





**Lease Information**

The property is offered with the benefit of a new 999 years lease with peppercorn (nil) ground rent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	85	
(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	



### GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ. FT / 45.00 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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