

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GROVE COURT, GREENFORD ROAD, GREENFORD, UB6 0HR £350,000 Leasehold



WELL PRESENTED PURPOSE BUILT TWO BEDROOM FIRST FLOOR FLAT

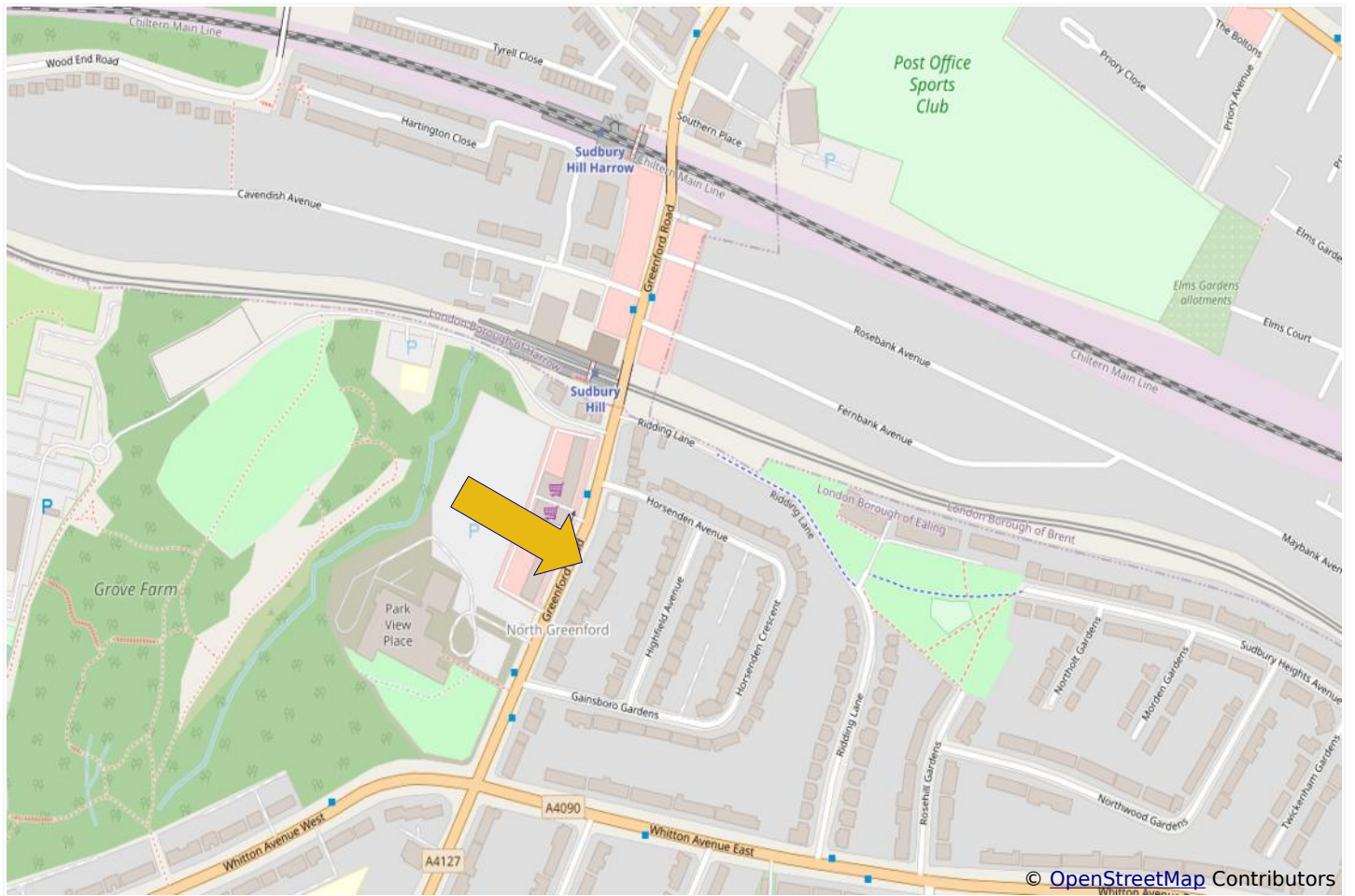
Constructed during the 1930s the property is located within a few hundred yards of Sudbury Hill Piccadilly Line Zone 4 station, local shopping facilities, 92 and H17 bus routes. Sudbury Hill and Harrow Chiltern Branch Line Station is within ¼ mile.

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

*** MODERN FITTED KITCHEN ***

*** SHOWER ROOM ***

*** 100 YEARS REMAINING ON THE LEASE ***



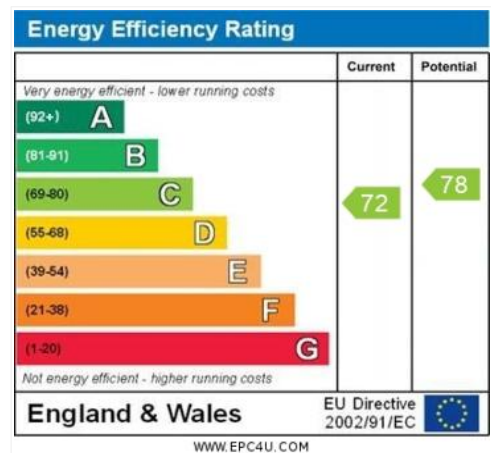


Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 24th June 2004 at a current ground rent of £100 p.a.

Service Charge

We are informed that the current service charge is £1200.00 per annum





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 604.39 SQ. FT / 56.15 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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