

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GOSHAWK COURT RIDDING LANE GREENFORD UB6 0FL £390,000 Leasehold



SUPERBLY PRESENTED TWO BEDROOM FIRST FLOOR BALCONY FLAT

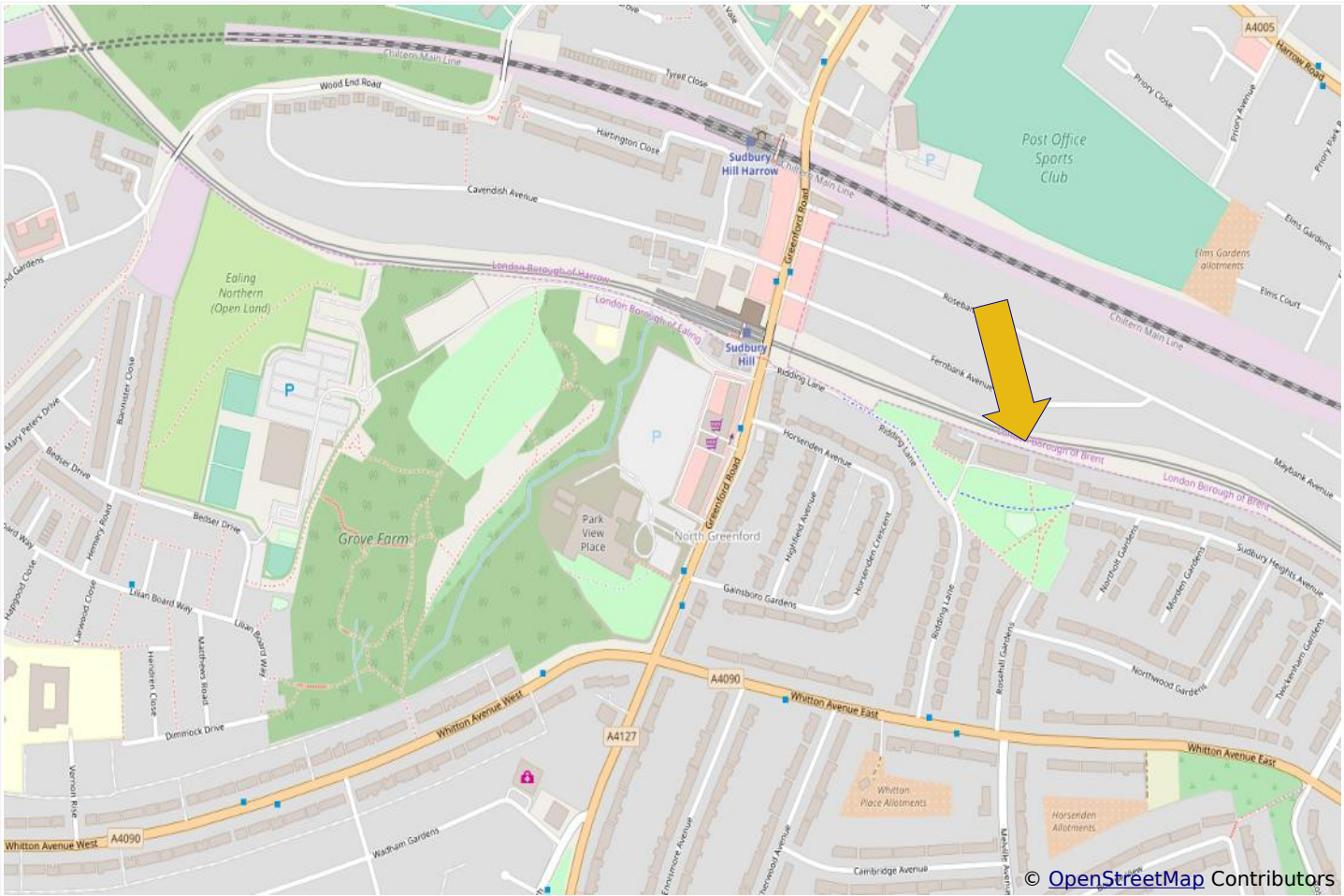
Constructed within the last ten years the property is located in an excellent residential position a few hundred yards from Sudbury Hill Piccadilly Line and Chiltern Line stations, H17, 487 & 92 bus routes together with local shopping and recreational facilities.

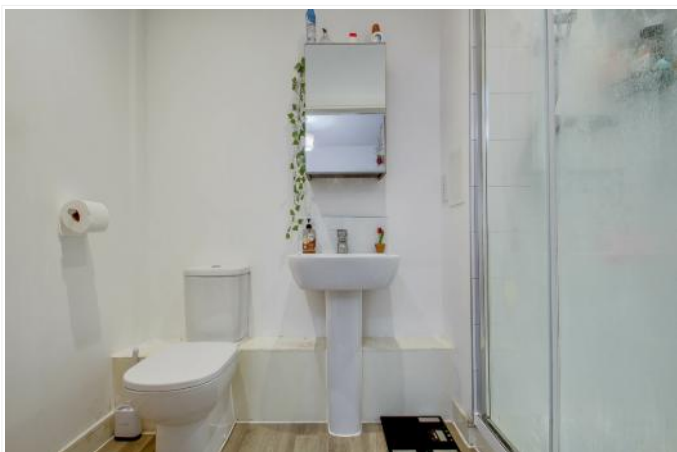
*** EXCELLENT WEST FACING BALCONY OUTLOOK ***

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

*** EN-SUITE SHOWER ROOM/WC TO MAIN BEDROOM ***

*** ALLOCATED PARKING ***



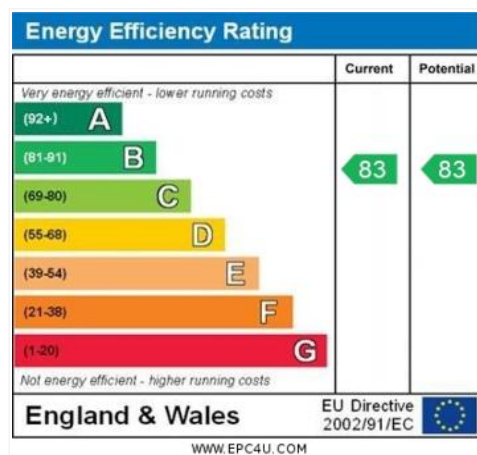


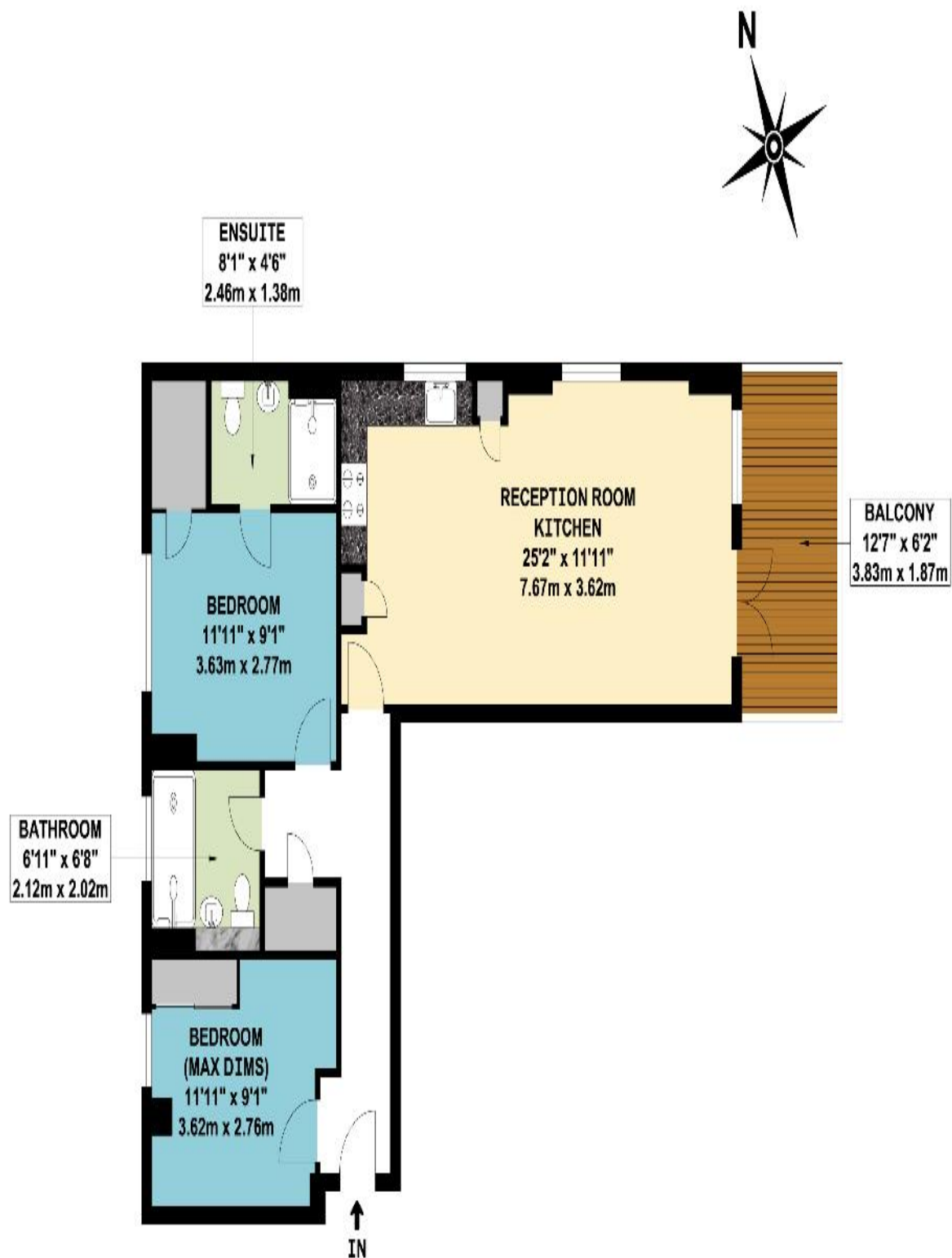
Lease Information

The property is held on Leasehold Tenure for a term of 175 years from 1st January 2017 at a current ground rent of £250.00 p.a.

Service Charge

The vendor advises that the service charge for the current year is in the sum of £1250.



**FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 722.25 SQ. FT / 67.10 SQ. M****COUNCIL TAX BAND D**

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 5678www.phillipsco.co.uk