

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **FERNBANK AVENUE WEMBLEY HA0 2TR** **£210,000 Leasehold**



### **SPACIOUS FIRST FLOOR ONE BEDROOM CONVERSION FLAT**

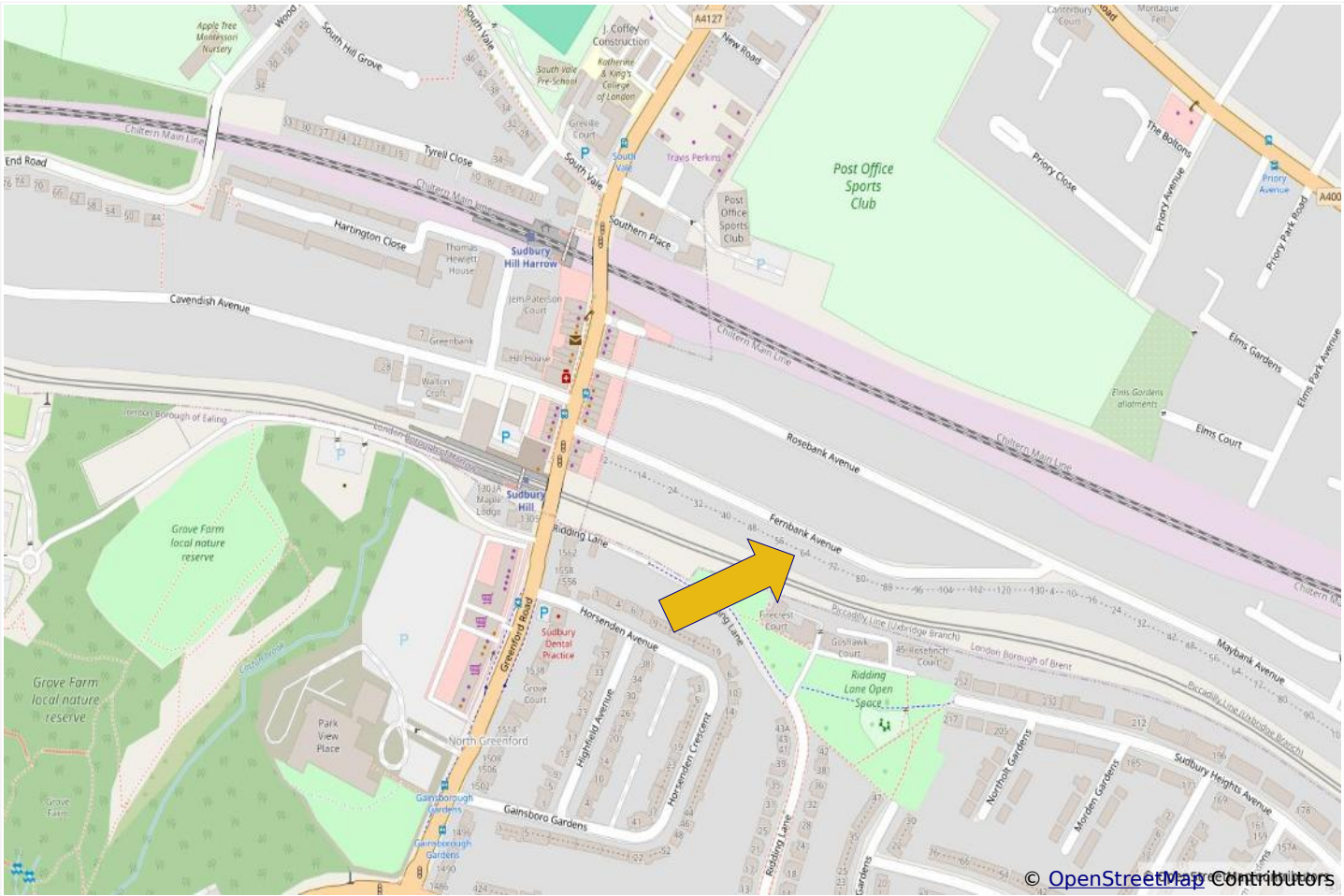
The property is located in a convenient residential position within ¼ mile of Sudbury Hill Piccadilly Line (zone 4) and Chiltern Line overground stations, local shopping facilities, 92 and H17 bus routes.

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

**\* 16' RECEPTION ROOM \***

**\* NO UPPER CHAIN \***



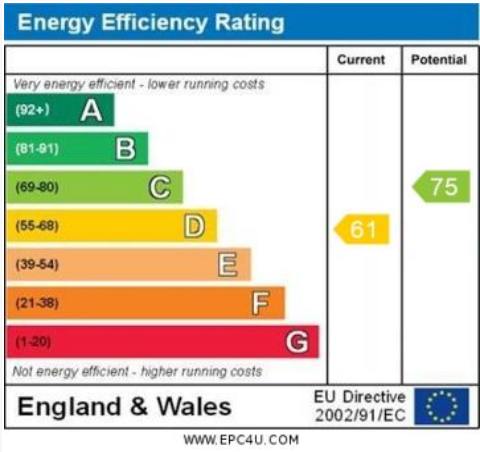






**Lease Information**

The property is held on Leasehold Tenure for a term of 99 years from 24<sup>th</sup> March 1988 at a current ground rent of £150 p.a.





## FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 555.52 SQ. FT / 51.61 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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