PHILLIPS & CO
Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.uk

1279 Greenford Road
Greenford, UB6 0HY

WOOD END ROAD HARROW HA1 3PT
£369,950 Leasehold



EXCEPTIONAL TWO BEDROOM GROUND FLOOR CONVERSION FLAT

Superbly presented throughout, the property is conveniently located in a residential position approximately ½ mile from either Sudbury Hill Piccadilly Line zone 4 Station or Sudbury and Harrow Chiltern Overground Station.
Local shopping facilities, 92, H17 & 487 bus routes are all within ½ mile

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

*** 22’ RECEPTION ROOM * FITTED KITCHEN ***

*** SOUTH FACING REAR GARDEN ***

*** NO UPPER CHAIN ***


South Harrow
South Hill Avenue
Brooke Avenue
Penketh Drive
Mount Park Road
Parkfield Road
Eastcote Road
Whitby Road
Wargrave Road
Scarsdale Road
Kingsley Road
Wyvenhoe Road
Roxeth Allotment Site
Roxeth Recreation Ground
Orley Farm School Playing Fields
South Hill Avenue
Green Lane
Hill Close
Orley Farm Road
John Lyon School Sports Fields
A4005
Paynes Folly
Wood End Road
South Vale
A4127
Tyrell Close
Hartington Close
Chiltern Main Line
Sudbury Hill Harrow
Wood End Avenue
Halsbury Road East
Halsbury Road West
Wood End Gardens
Cavendish Avenue
London Borough of Harrow
Sudbury Hill
Horsenden Avenue
Ridding Lane
Wood End West Recreation Ground
Killowen Avenue
Russell Road
Clauson Avenue
Mary Peters Drive
Bedser Drive
Bannister Close
Lilian Board Way
Wood End Way
Grove Farm
Coston Brook
North Greenford
Gainsboro Gardens
Wood End
Dimmock Drive
Whitton Avenue West
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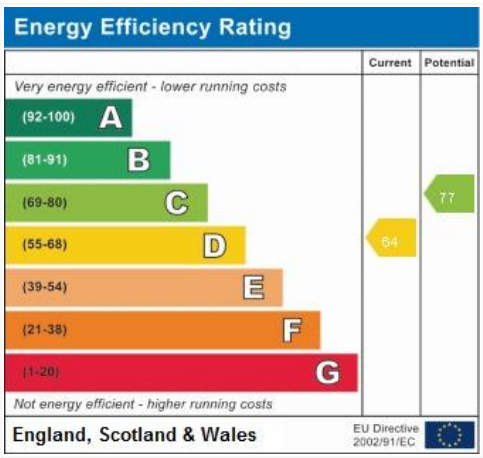




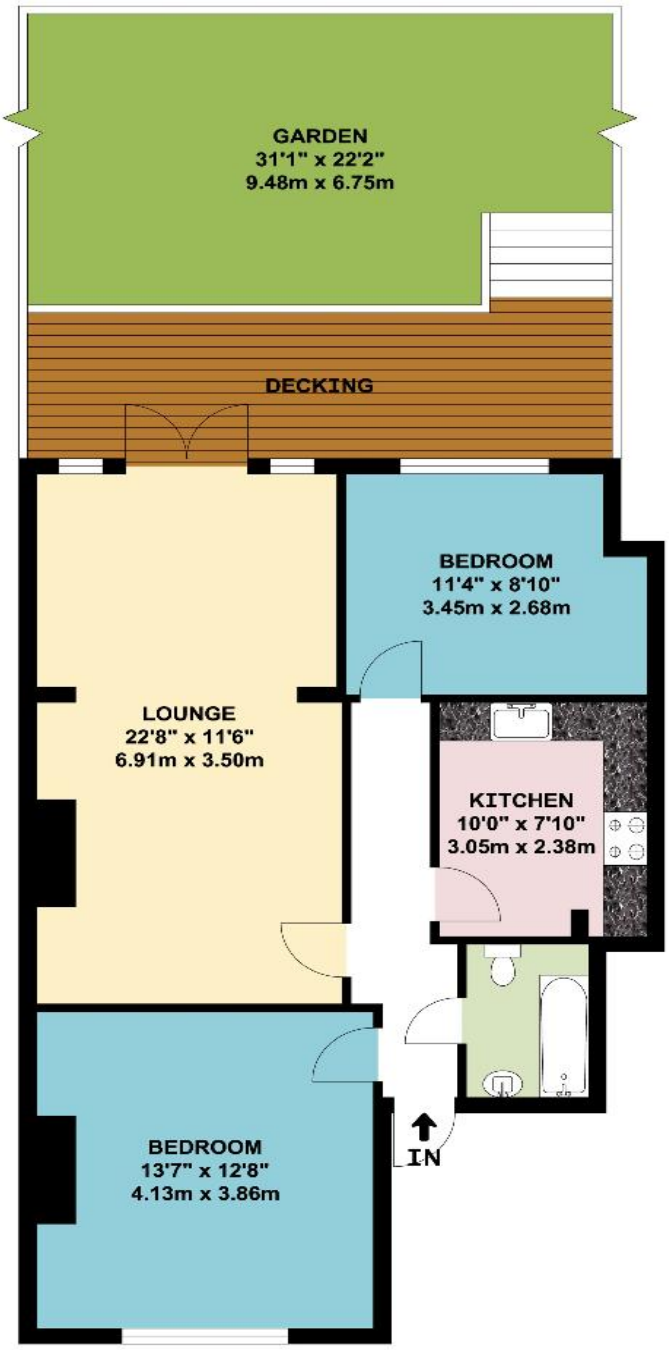


Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 17th April 2014 at a ground rent, as advised by the vendor, of £200p.a.



WOOD END ROAD
HARROW HA1



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 688.89 SQ. FT / 64.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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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