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1279 Greenford Road  
Greenford, UB6 0HY

## **WOOD END LANE, NORTHOLT UB5 4JN £325,000 Leasehold**



### **SPACIOUS PURPOSE BUILT TWO BEDROOM GROUND FLOOR MAISONETTE**

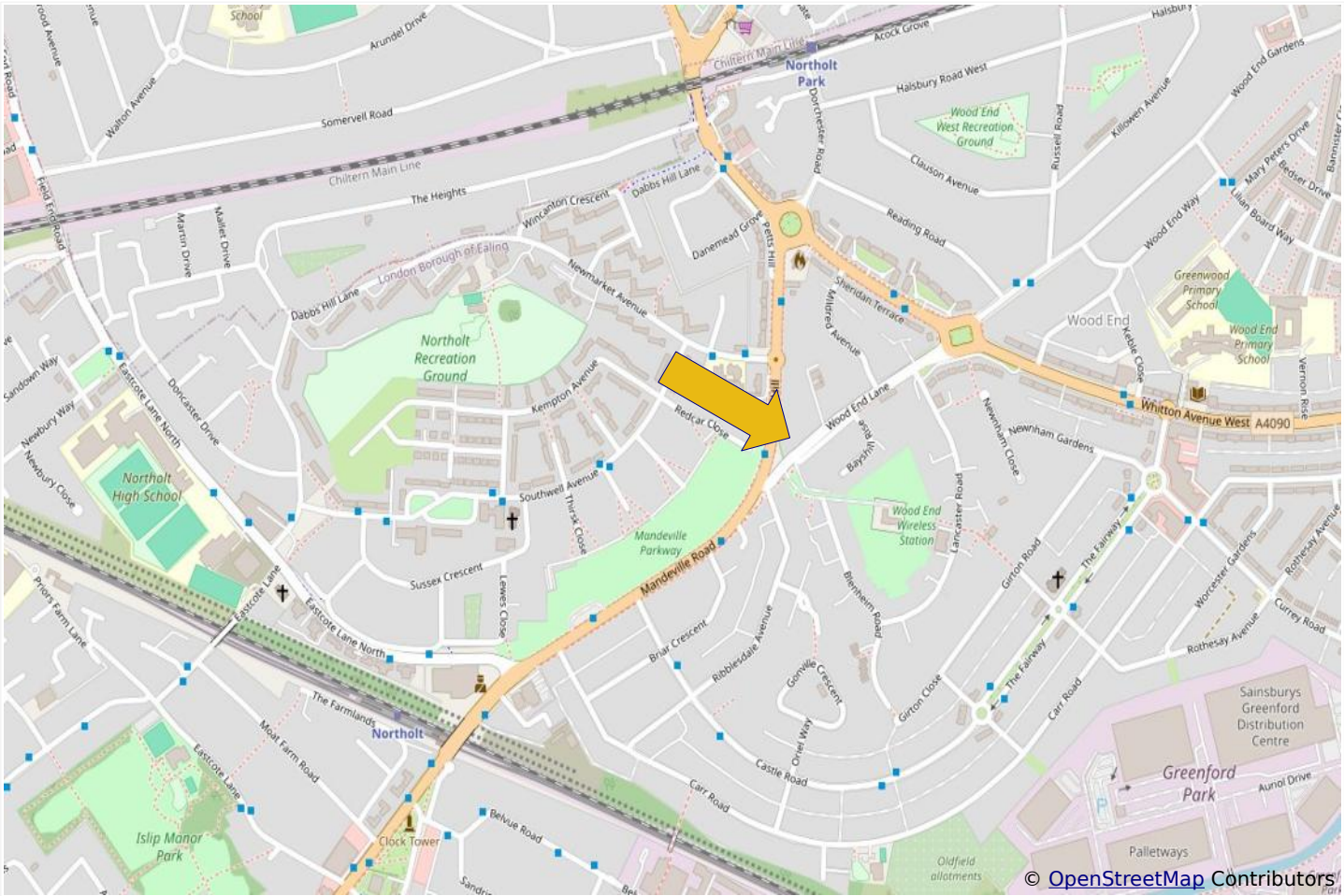
Constructed during the 1930s the property is conveniently located about ½ mile from Northolt Central Line Station and about ¼ mile from Northolt Park Chiltern Line Station. Local shopping facilities are within approximately ½ mile and the property is a few hundred yards from the 140 and 487 bus routes.

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

**\* 54' OWN REAR GARDEN \***

**\* 900+ YEARS LEASE \***

**\* NO UPPER CHAIN \***

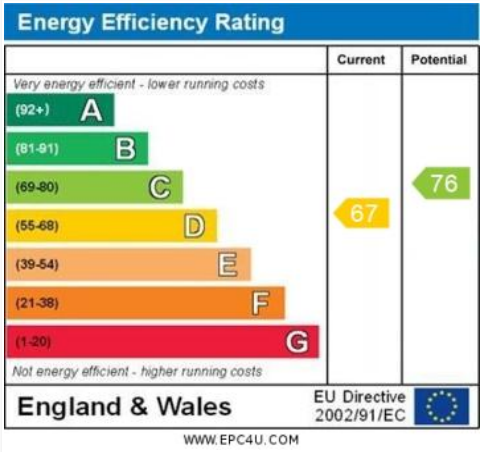






**Lease Information**

The property is held on Leasehold Tenure for a term of 999 years from 29<sup>th</sup> September 1950 at a ground rent of £6.30 p.a.



**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 448.85 SQ. FT / 41.70 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**[www.phillipsco.co.uk](http://www.phillipsco.co.uk)