

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **ALLINGTON CLOSE, GREENFORD UB6 8PH £220,000 LEASEHOLD**



### **SMART & WELL PRESENTED PURPOSE BUILT GROUND FLOOR ONE BEDROOM FLAT**

Constructed approximately 28 years ago the property is located less than ¼ mile from Greenford Central Line zone 4 /Overground branch line station, and is within a few hundred yards of local shops and 92 bus routes.

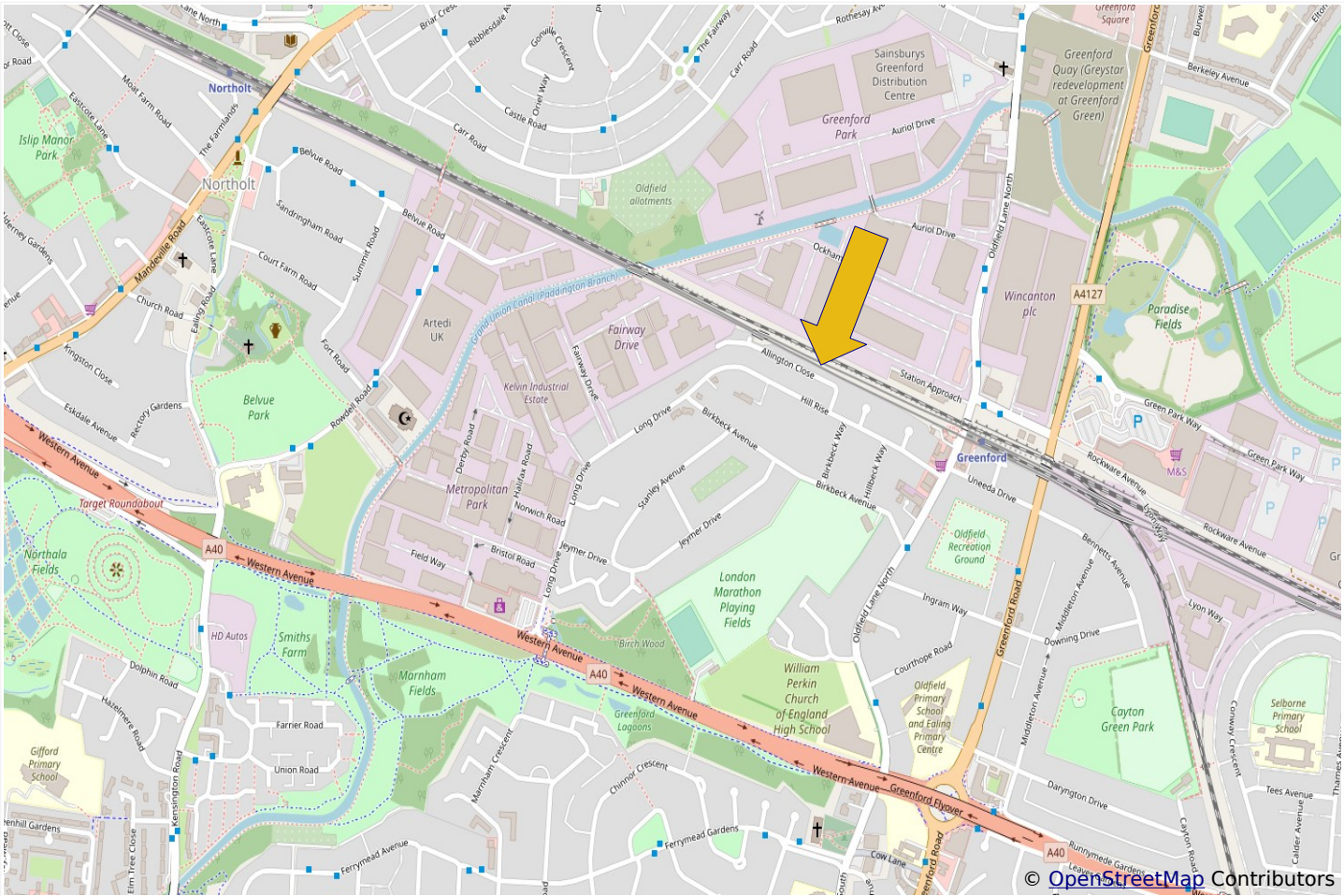
**\* OFF-PEAK ELECTRIC HEATING \* UPVC DOUBLE GLAZING \***

**\* 18' RECEPTION ROOM \* FITTED KITCHEN \***

**\* ALLOCATED PARKING \***

**\* NO UPPER CHAIN \***









**Lease Information**

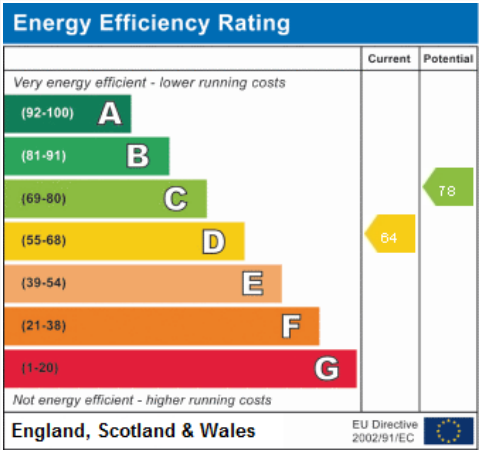
The vendor proposes to complete the sale of the flat with the benefit of a 125 year lease at ground rent of £75pa

**Service Charge**

The vendor has advised that the current annual service charge is in the order of £1600

**COUNCIL TAX**

Band C





### GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 491.58 SQ. FT / 45.67 SQ. M

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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