

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

CLARE COURT CLARE ROAD GREENFORD UB6 0DG £229,950 Leasehold



SPACIOUS AND WELL PRESENTED ONE BEDROOM SECOND FLOOR FLAT

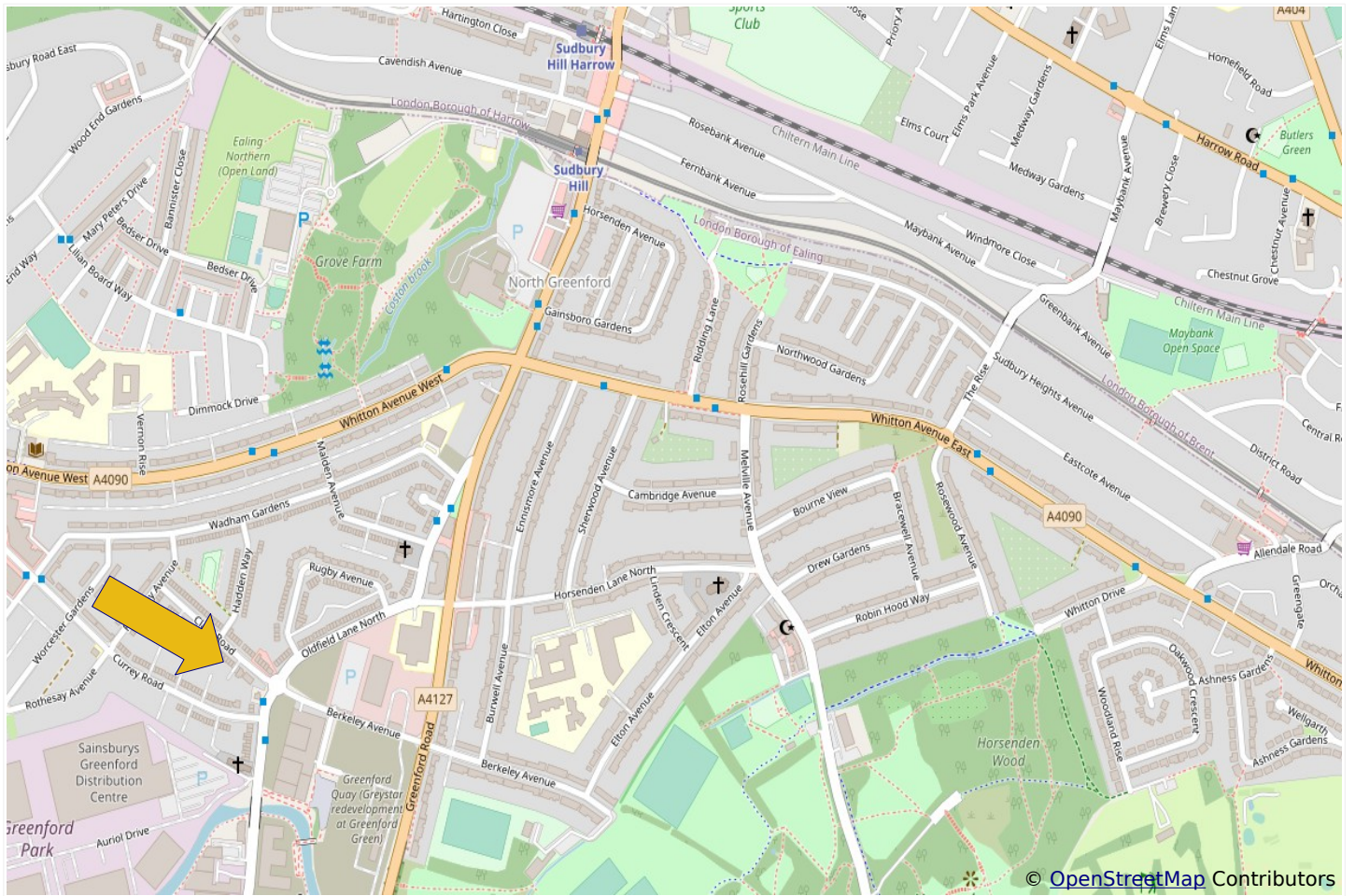
Built in the 1930s the property is located in a convenient residential position within ½ mile of either Sudbury Hill Piccadilly Line or Greenford Central Line Stations. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

*** uPVC DOUBLE GLAZING ***

*** GAS CENTRAL HEATING ***

*** BALCONY * COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***

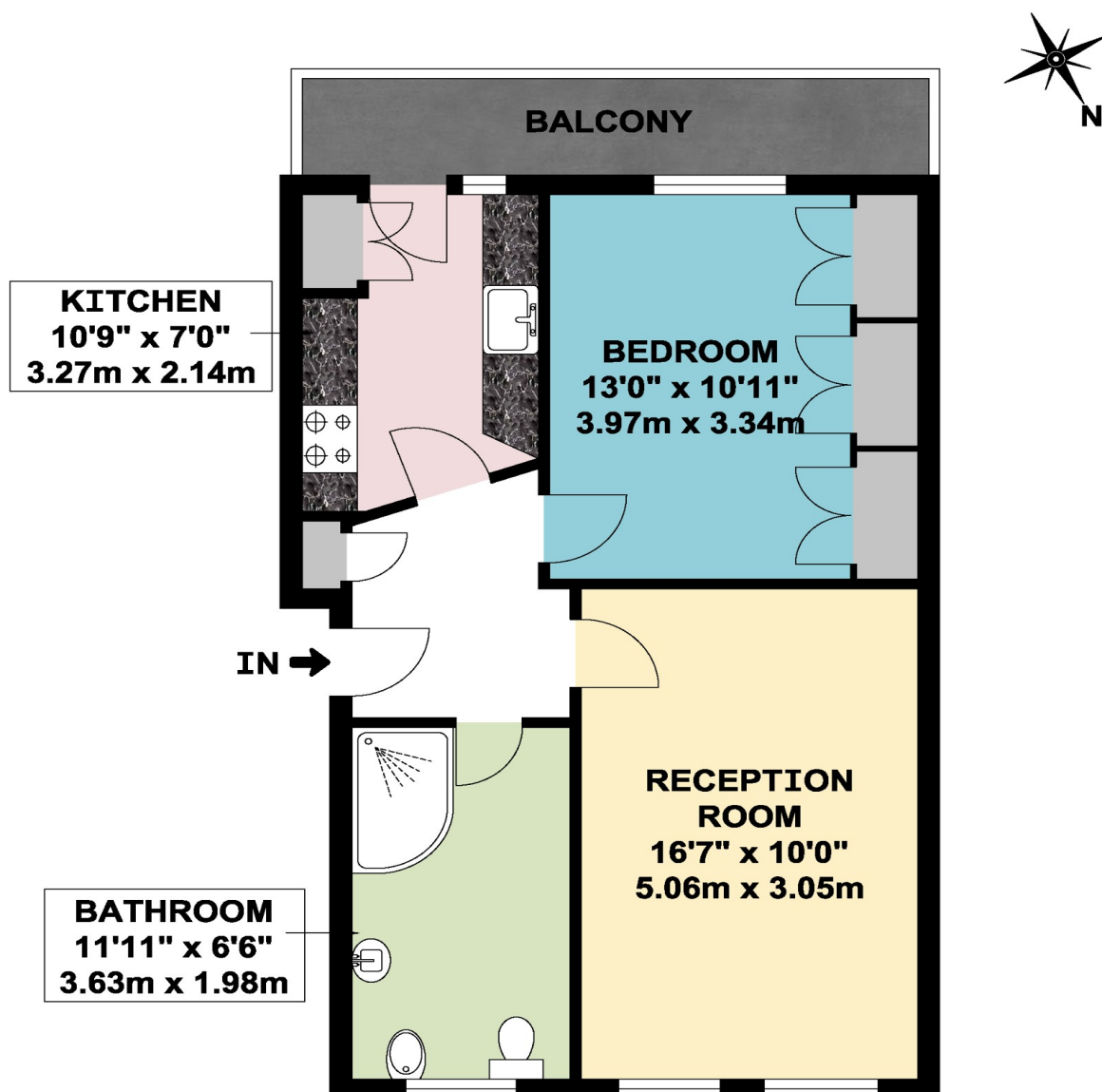




Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 25th March 1984 at a ground rent of £35 pa increasing to £175 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 523.77 SQ. FT / 48.66 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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