

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

UNION HOUSE, CLAYTON ROAD, HAYES UB3 1AA £269,950 Leasehold



ATTRACTIVE WELL PRESENTED ONE BEDROOM FIFTH FLOOR FLAT

The property is most conveniently located a few hundred yards from Hayes & Harlington Elizabeth Line (zone 5) & Western Region Mainline station, local shops and bus routes.

*** APPROXIMATELY TWENTY MINUTES TO PADDINGTON STATION BY ELIZABETH LINE ***

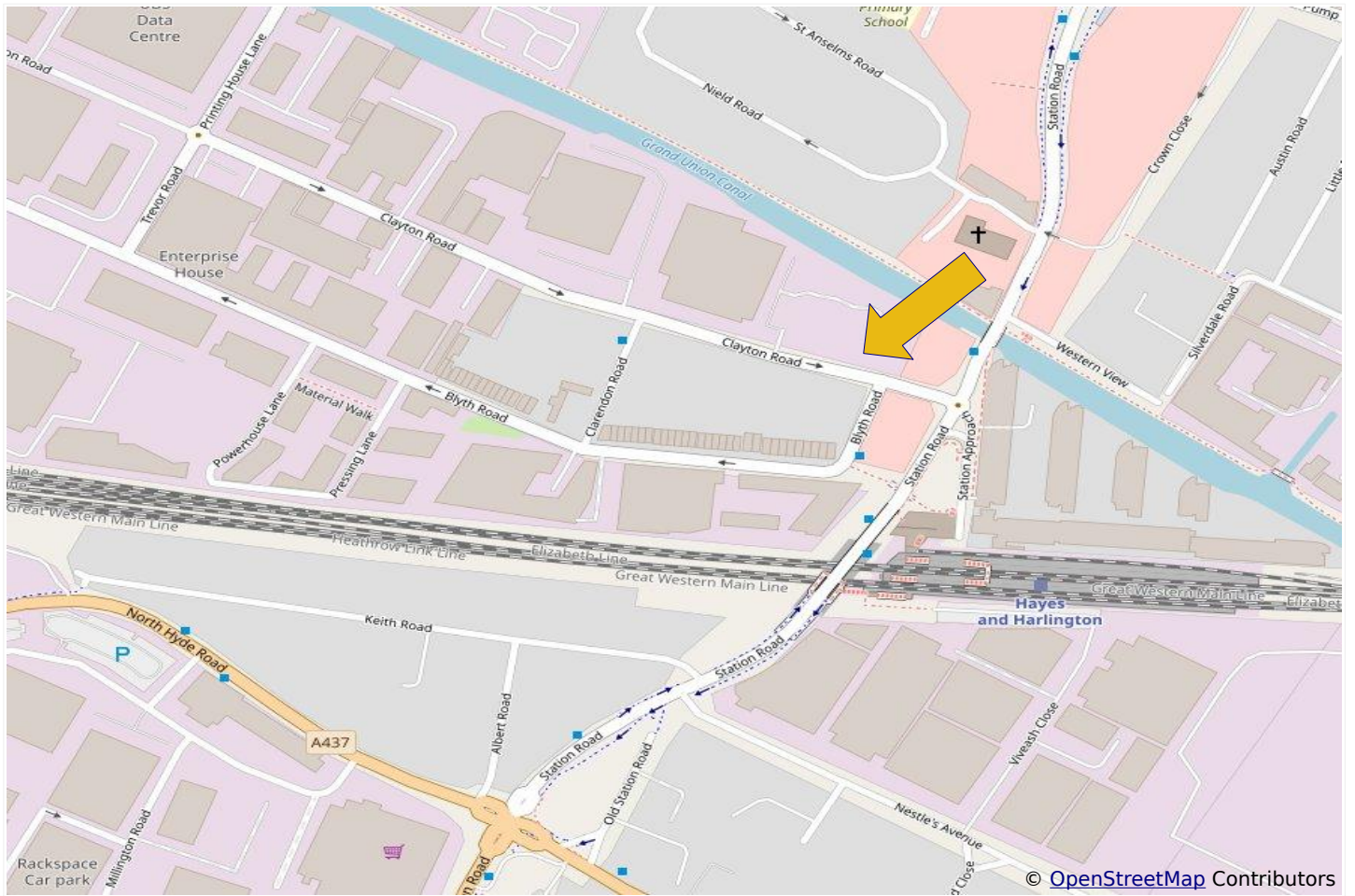
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** OPEN PLAN KITCHEN/RECEPTION ROOM * ALLOCATED PARKING ***

*** 990+ YEARS REMAINING ON THE LEASE ***

*** VIDEO ENTRY SYSTEM * LIFT ***

*** NO UPPER CHAIN ***





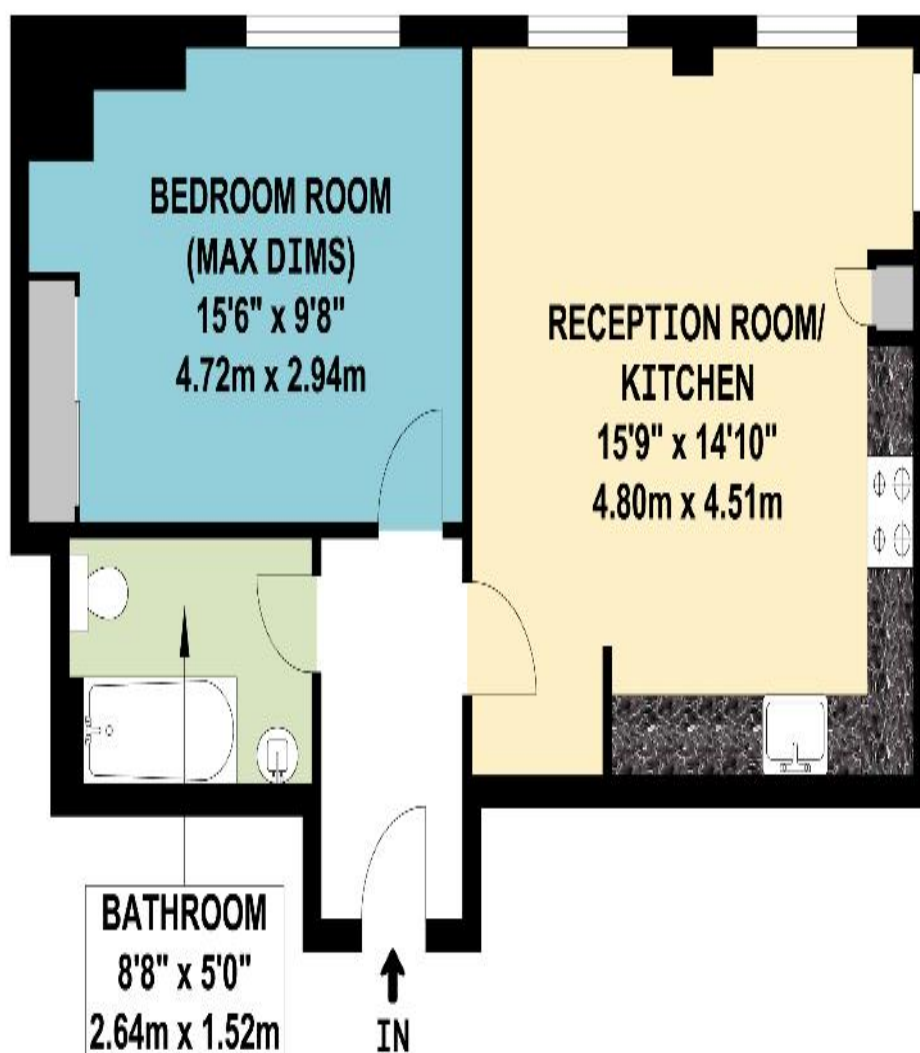
Lease Information

The property is held on Leasehold Tenure of OVER 900 years at a current ground rent of £200 p.a.

Service Charge

Currently £2355.00 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIFTH FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 475.76 SQ. FT / 44.20 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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