

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ASPEN DRIVE WEMBLEY HA0 2PW £240,000 Leasehold



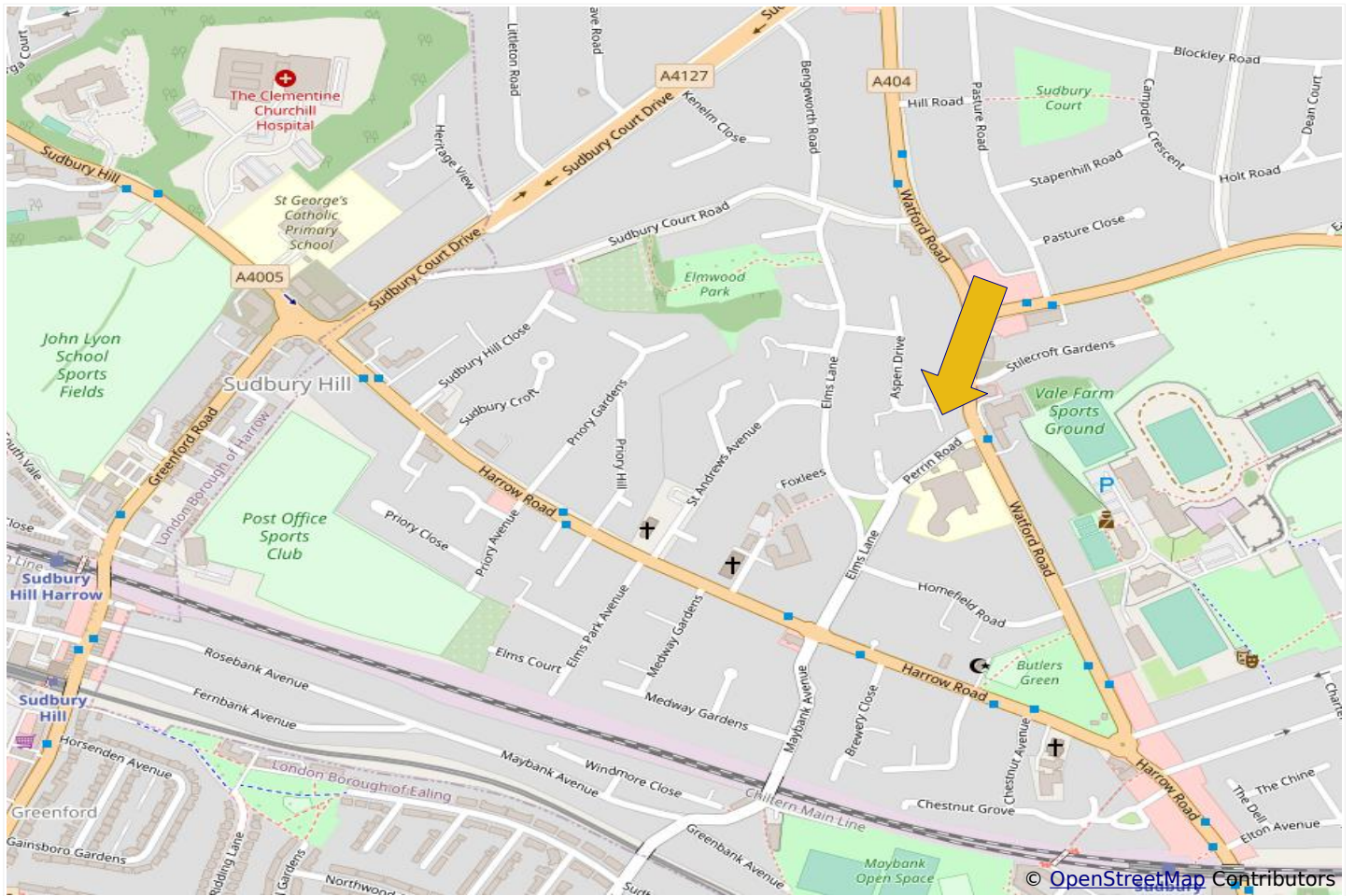
PURPOSE BUILT FIRST FLOOR ONE BEDROOM FLAT

Constructed about 50 years ago the property is located in a residential cul-de-sac within 1 mile of Piccadilly Line and Chiltern Main Line Stations at Sudbury Hill and Metropolitan line services at North Wembley together with local shopping facilities and bus routes.

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

*** 18'9 RECEPTION ROOM ***

*** NO UPPER CHAIN ***





Lease Information

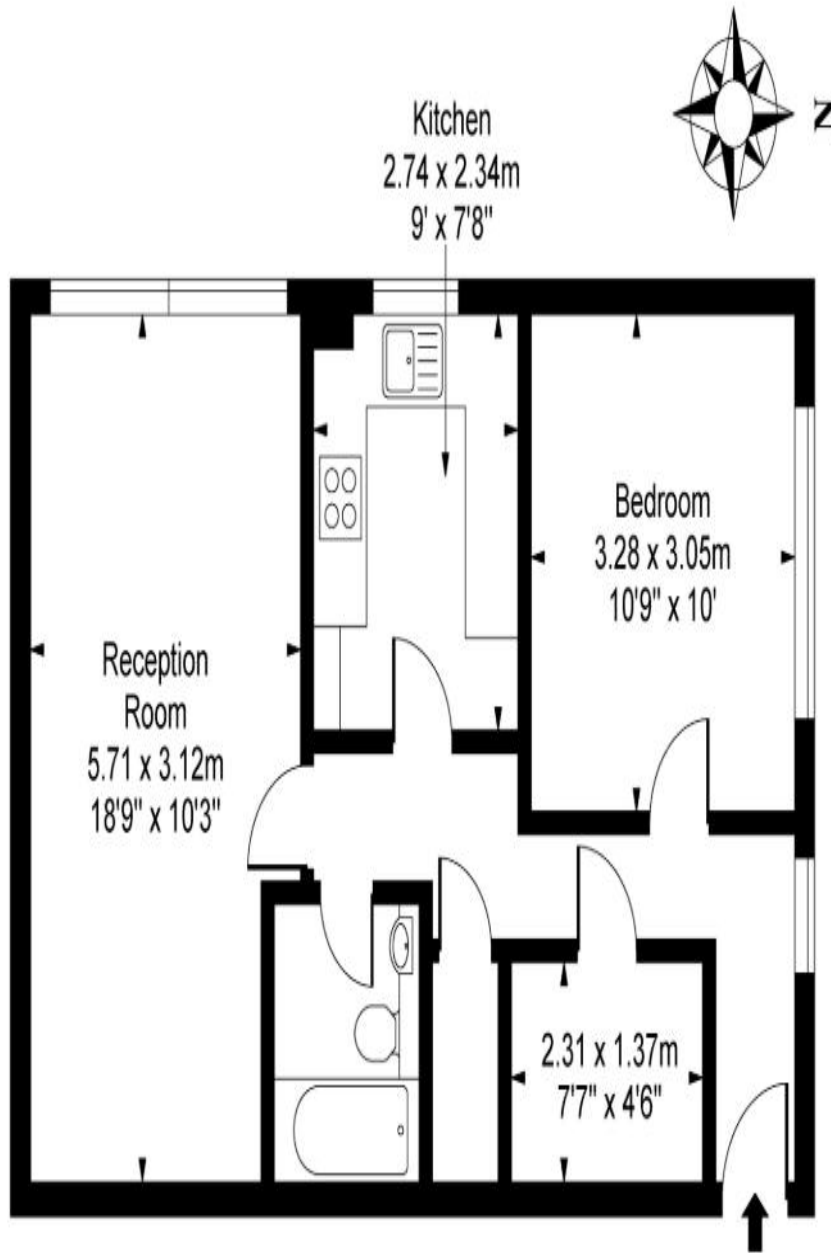
The property is held on Leasehold Tenure for a term of 125 years from 19th May 1986 at a ground rent of £10 p.a.

Service Charge

The vendor advises that the service charge for the current year is in the sum of £1145.70

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Aspen Drive, HA0



First Floor

Approx Gross Internal Area 544 Sq Ft - 50.54 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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