

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WILLIAM PERKIN COURT GREENFORD ROAD UB6 0AJ **£325,000 Leasehold**



TWO BEDROOM GROUND FLOOR FLAT

Constructed in 2003 the property is located less than ½ mile from Sudbury Hill Piccadilly Line zone 4 or Chiltern Branch Line stations and is just over ½ mile from Greenford Central Line zone 4 station. 92, H17 and 487 bus routes all run within a few hundred yards and the property is approximately ½ mile from Horsenden Hill open space and the David Lloyd Leisure Centre.

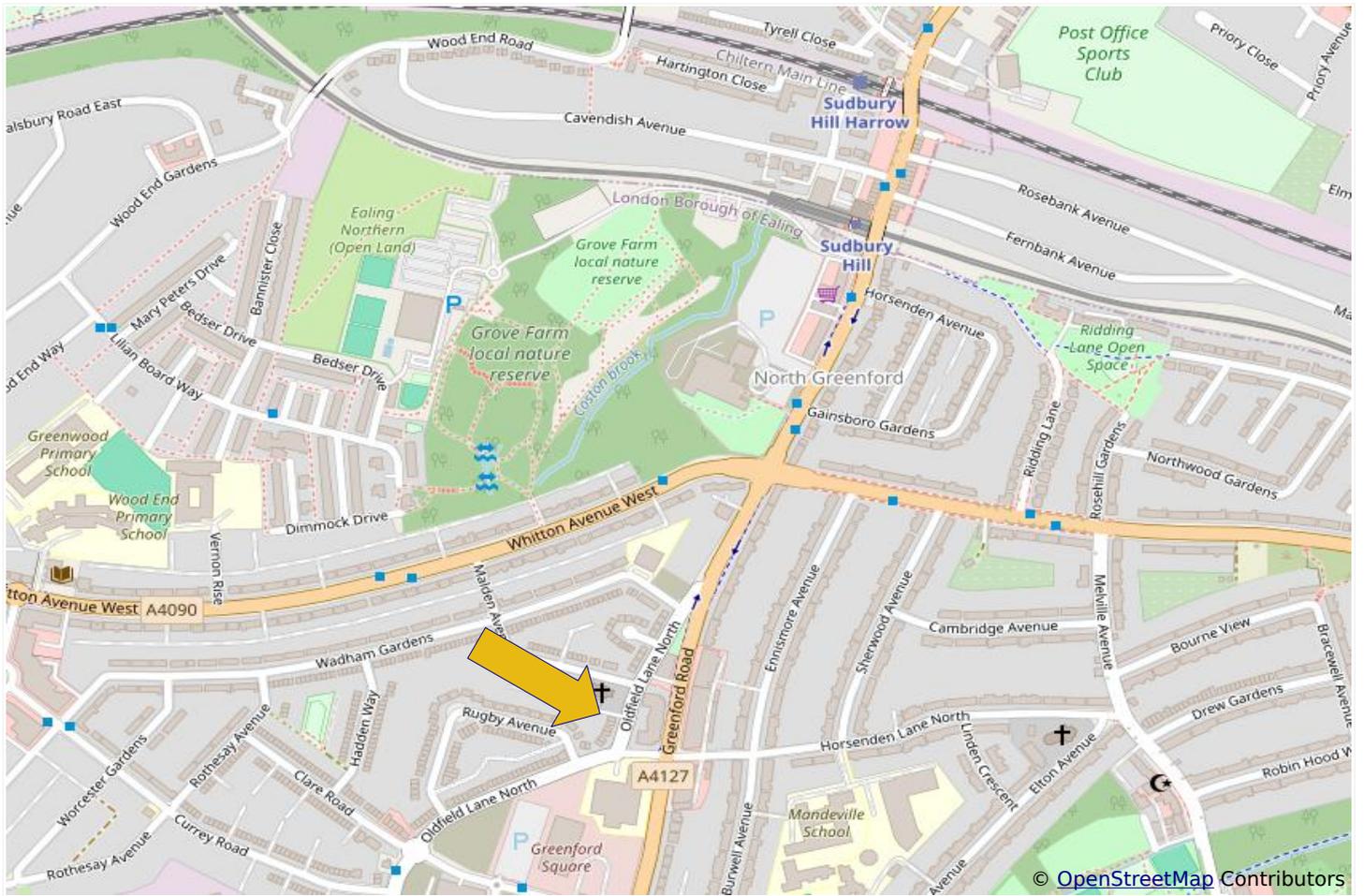
*** GAS CENTRAL HEATING * 19'6 RECEPTION ROOM ***

*** FITTED KITCHEN * 14'9 MASTER BEDROOM ***

*** SECURE UNDERGROUND PARKING ***

*** ENTRYPHONE SYSTEM ***

*** NO UPPER CHAIN ***





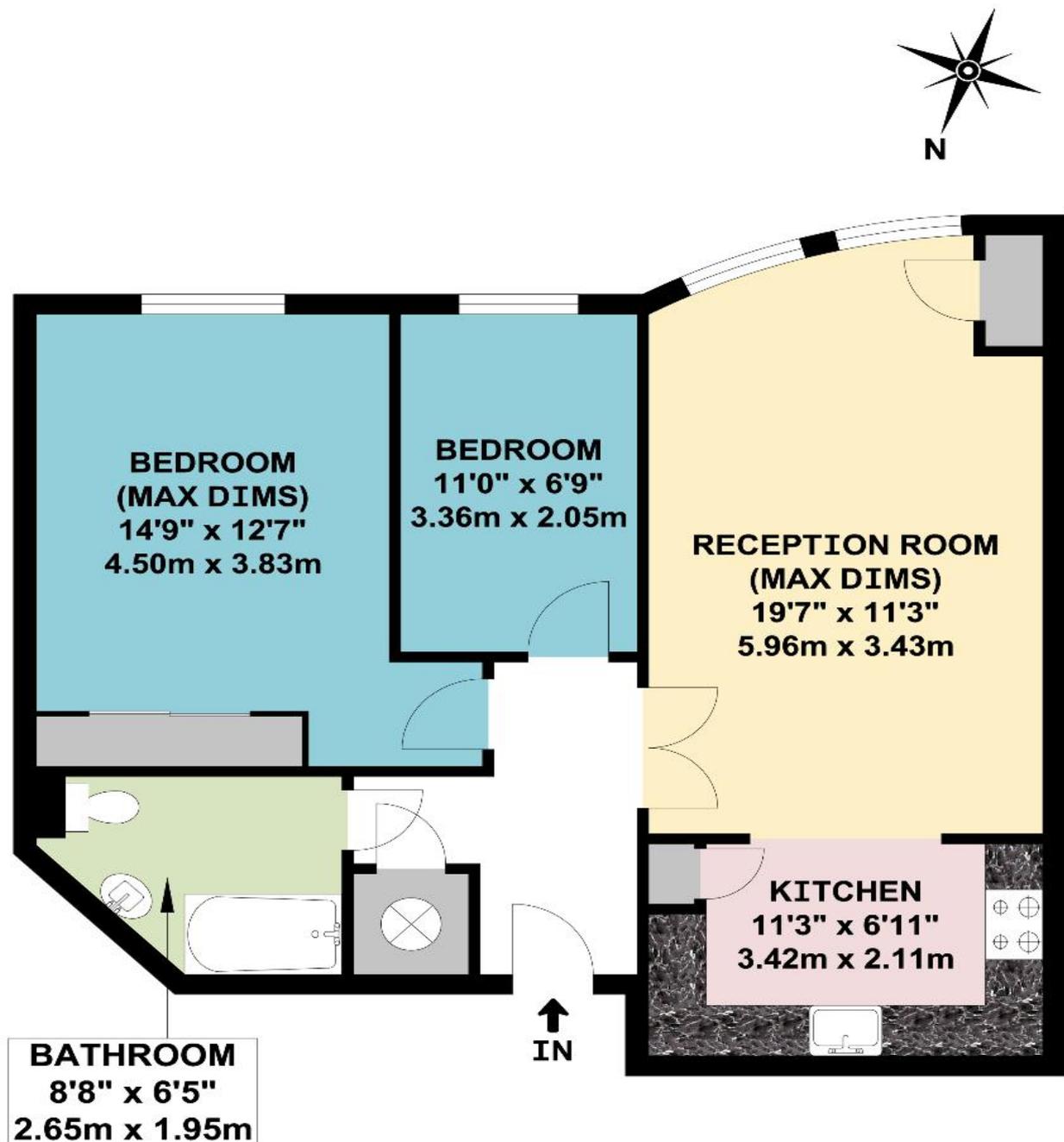
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 24th January 2003 at a ground rent of £250 p.a.

Service Charge

We are informed by the vendor that the current service charge is £2760.00 pa.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(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	



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 659.07 SQ. FT / 61.23 SQ. M

COUNCIL TAX BAND D

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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