

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GREENFORD ROAD GREENFORD UB6 8QT £269,950 Leasehold



SPACIOUS TWO BEDROOM/ TWO RECEPTION ROOM SECOND FLOOR FLAT

The subject block is set back from the main Greenford Road (A4127) and is situated a few hundred yards to the south of the Western Avenue (A40) and about $\frac{3}{4}$ mile from Greenford Broadway shopping facilities. Bus routes run along Greenford Road. Greenford station (Central Line) is located approximately $\frac{3}{4}$ mile to the north.

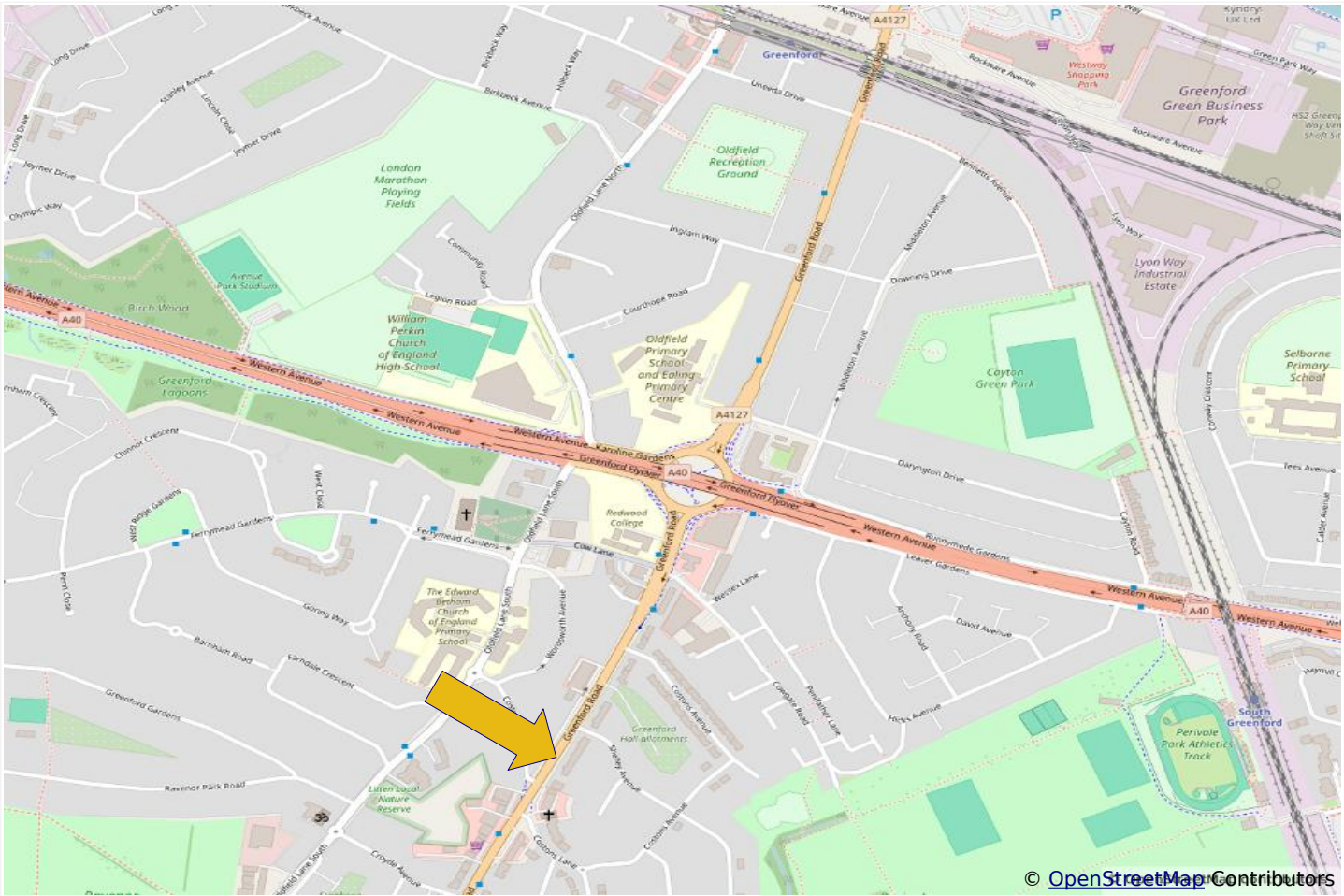
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** LOUNGE * DINING AREA WITH BALCONY * KITCHEN * BATHROOM/WC ***

*** COMMUNAL GROUNDS * EXTERNAL STORE ***

*** LEASE- 130 YEARS FROM 1st JANUARY 1981 @ £10 p.a. ***

*** NO UPPER CHAIN ***



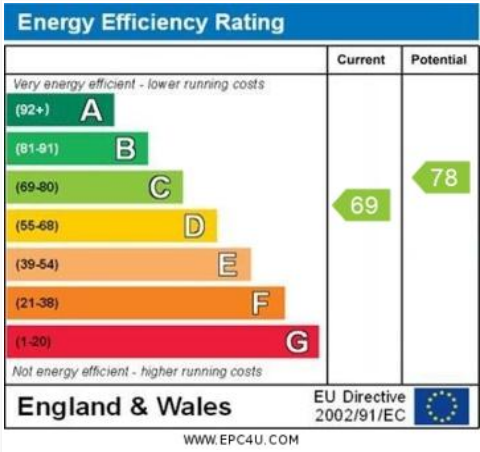


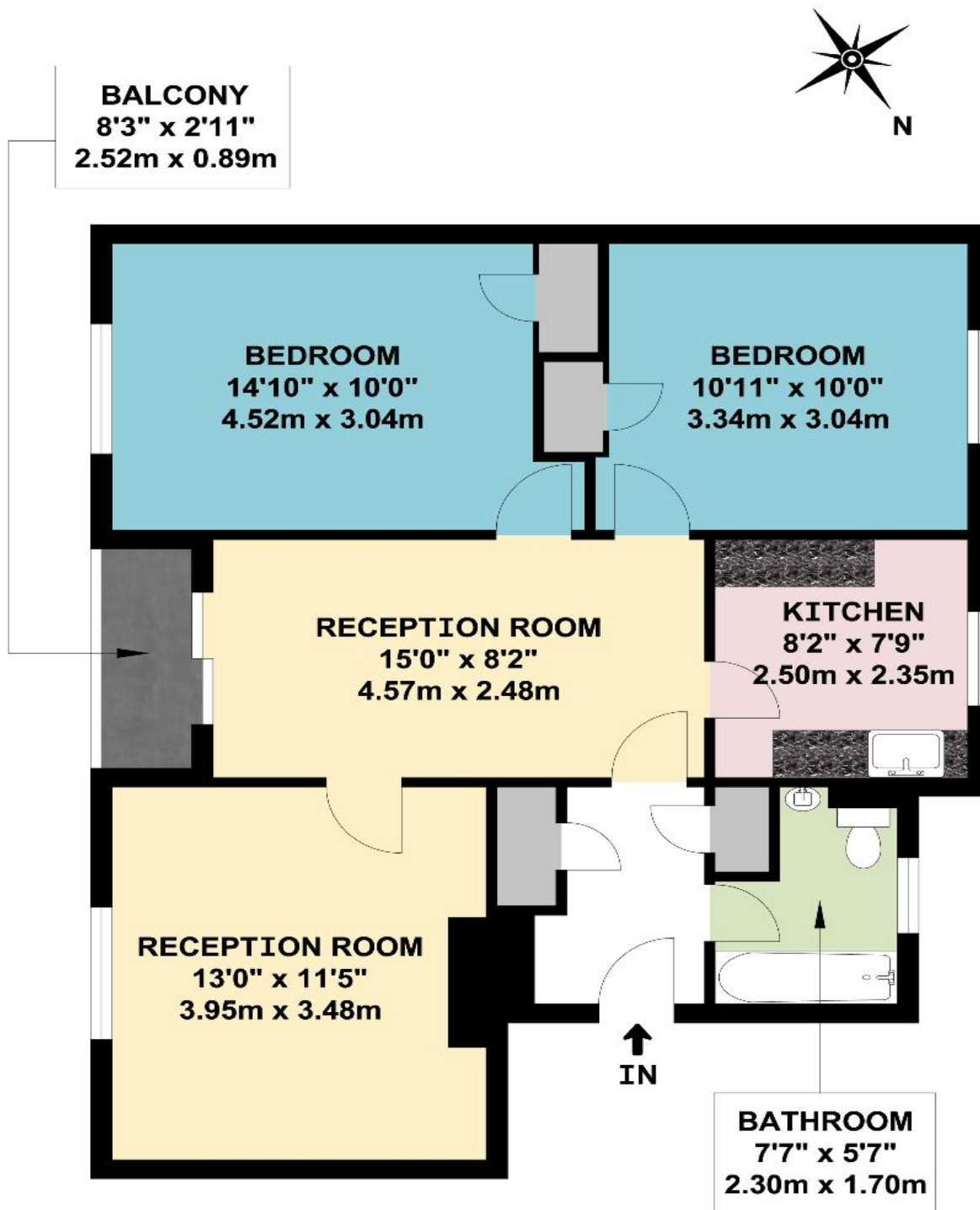
Lease Information

The property is held on Leasehold Tenure for a term of 130 years from 1st January 1981 at a ground rent of £10 p.a.

Service Charge

We are advised by the vendor that the service charge for the period ended 31st December 2025 is £2385.





SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 708.69 SQ. FT / 65.84 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 729.57 SQ. FT / 67.78 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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