PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

JEM PATERSON COURT, HARTINGTON CLOSE, HARROW HA1 3RR
£120,000 Leasehold



AN EXCELLENT SECOND FLOOR ONE BEDROOM RETIREMENT FLAT

The property is located within 1/4 mile of Sudbury Hill and Harrow Chiltern Line Station and just a few hundred yards from Sudbury Hill Piccadilly Line Station, local shopping facilities, 92 and H17 bus routes.

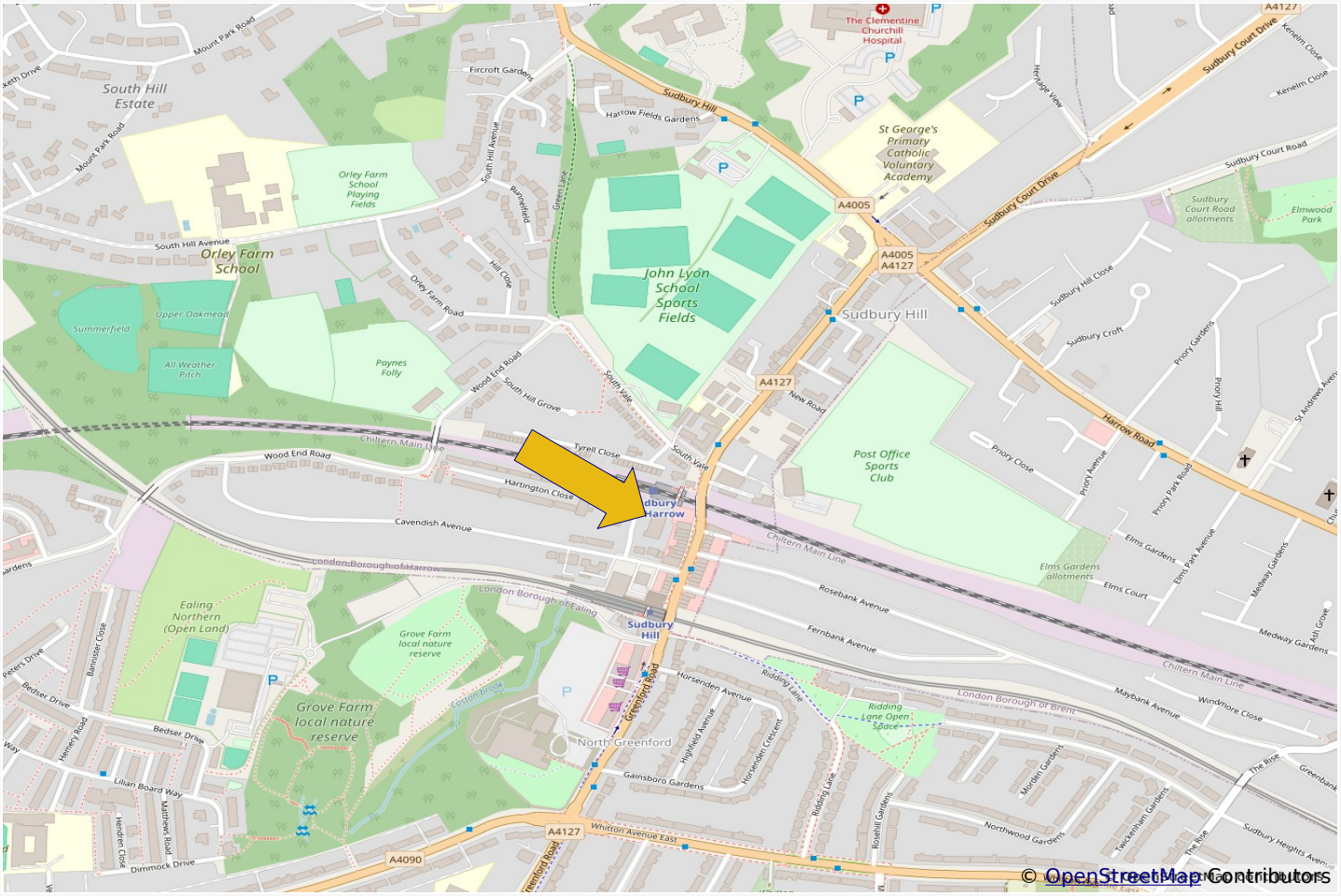
*** OFF-PEAK ELECTRIC HEATING * RE-FITTED KITCHEN ***

*** 24' LOUNGE * RE-FITTED BATHROOM/WC ***

*** ENTRY PHONE SYSTEM * ASSISTANCE ALARM * LIFT ***

*** OFF STREET PARKING * COMMUNAL GARDENS * RESIDENTS' LOUNGE ***

*** MINIMUM AGE RESTRICTION OF 60 YEARS ***


South Hill Estate
Mount Park Road
Orley Farm School
Orley Farm School Playing Fields
Summerfield
Upper Oakmead
All Weather Pitch
Paynes Folly
Wood End Road
South Hill Grove
Hartington Close
Tyrell Close
Cavendish Avenue
Chiltern Main Line
London Borough of Harrow
Ealing Northern (Open Land)
Grove Farm local nature reserve
Bedser Drive
Lilian Board Way
Dimmock Drive
Sudbury Hill
Harrow Fields Gardens
Fircroft Gardens
Green Lane
John Lyon School Sports Fields
Sudbury Hill
A4005
A4127
A4090
New Road
Post Office Sports Club
St George's Primary Catholic Voluntary Academy
The Clementine Churchill Hospital
Sudbury Court Drive
Sudbury Court Road
Sudbury Court Road allotments
Elmwood Park
Harrow Road
Priory Close
Priory Avenue
Priory Park Road
Elms Gardens
Elms Gardens allotments
Elms Court
Rosebank Avenue
Fernbank Avenue
Maybank Avenue
Windmore Close
Medway Gardens
Horsenden Avenue
Ridding Lane
Ridding Lane Open Space
London Borough of Brent
North Greenford
Gainsboro Gardens
Whitton Avenue East
Greenford Road
Northwood Gardens
Sudbury Heights Avenue
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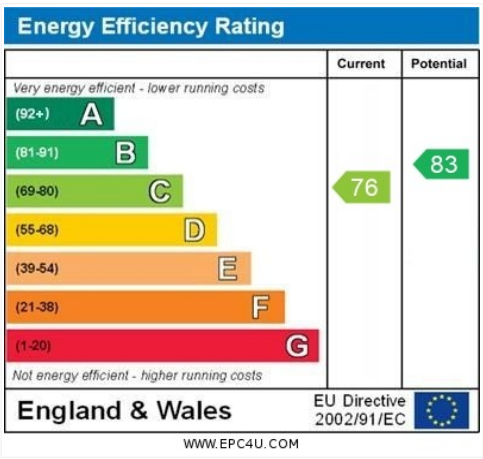
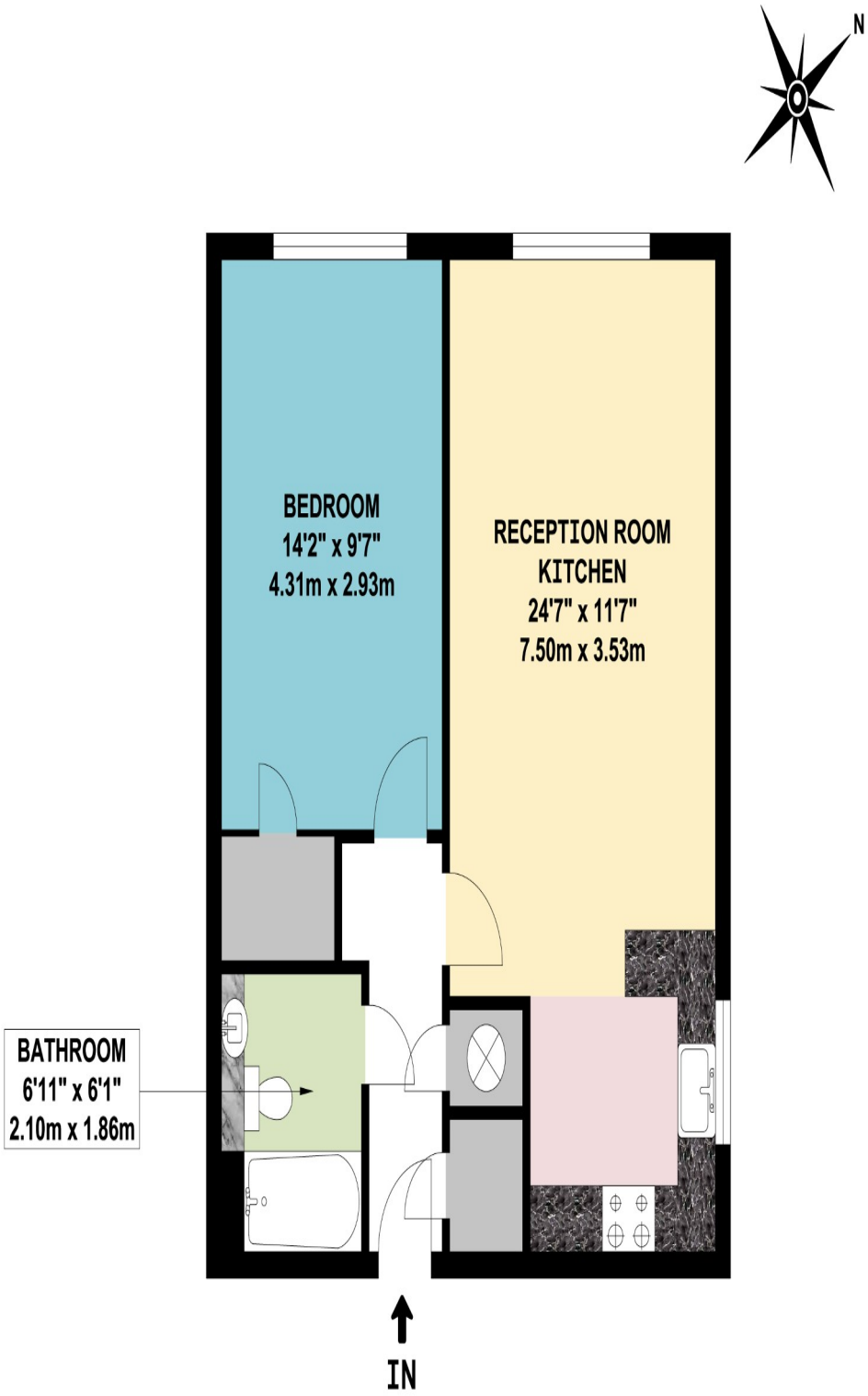
Lease Information
The property is held on Leasehold Tenure for a term of 125 years from 1st January 1986 at a ground rent of £13.67 p.a.

Service Charge
We are advised that the service charge for the twelve months to 31st March 2026 is £3989.58





SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 530.33 SQ. FT / 49.27 SQ. M

Council Tax Band B

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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