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1279 Greenford Road  
Greenford, UB6 0HY

## **JEM PATERSON COURT HARTINGTON CLOSE HARROW HA1 3RR £145,000 Leasehold**



### **SUPERBLY PRESENTED 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.

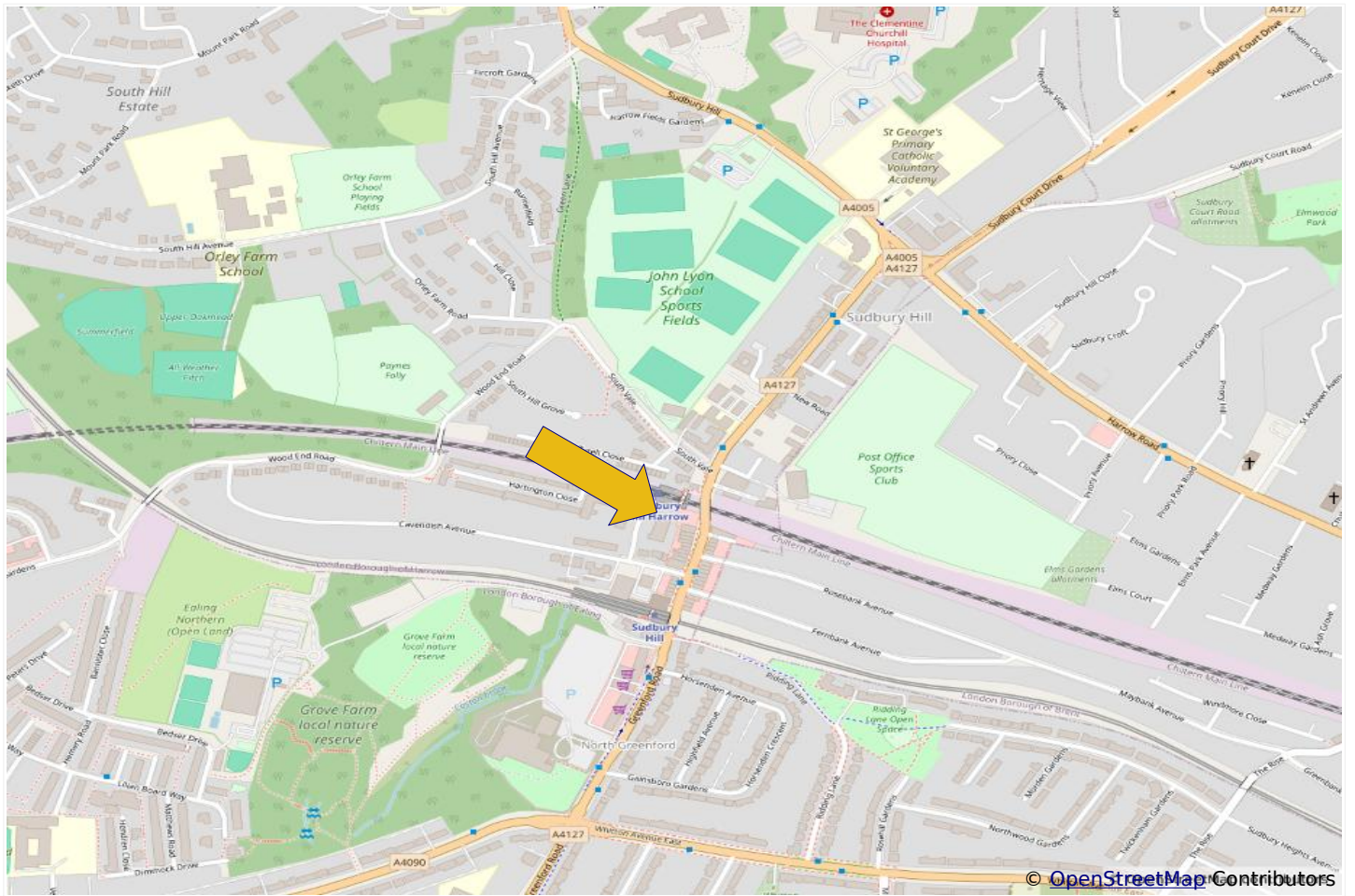
**\* OFF-PEAK ELECTRIC HEATING \* RE-FITTED KITCHEN \***

**\* 18' LOUNGE \* RE-FITTED SHOWER ROOM/WC**

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

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

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



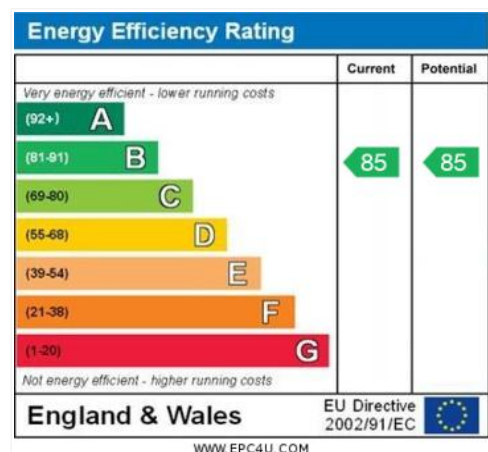


**Lease Information**

The property is held on Leasehold Tenure for a term of 125 years from 1<sup>st</sup> 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 31<sup>st</sup> Mar 2027 is £3989.58





## SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 516.66 SQ. FT / 48.00 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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