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



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.

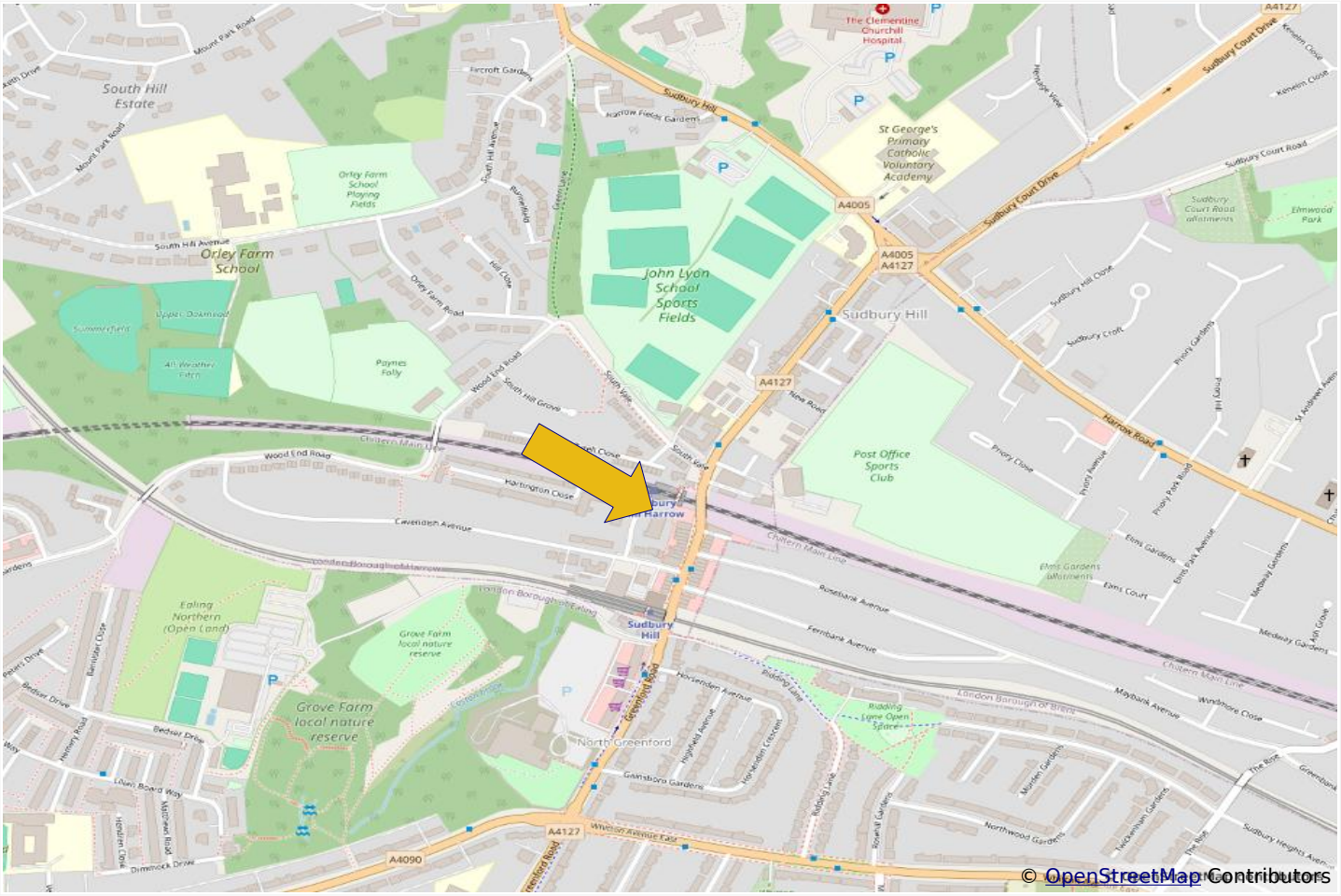
*** OFF-PEAK ELECTRIC HEATING * RE-FITTED KITCHEN ***

*** 18' RECEPTION ROOM * 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
Orley Farm School
Orley Farm School Playing Fields
John Lyon School Sports Fields
St George's Primary Catholic Voluntary Academy
The Clementine Churchill Hospital
Sudbury Hill
Post Office Sports Club
Harrow Road
Sudbury Court Drive
Sudbury Court Road
Sudbury Court Road allotments
Elmwood Park
Paynes Folly
Wood End Road
Hartington Close
Cavendish Avenue
Chiltern Main Line
Ealing Northern (Open Land)
Grove Farm local nature reserve
Sudbury Hill
North Greenford
Rosebank Avenue
Fernbank Avenue
Maybank Avenue
Windmore Close
Elms Gardens allotments
Elms Court
Gainsboro Gardens
Wheton Avenue East
A4127
A4005
A4090
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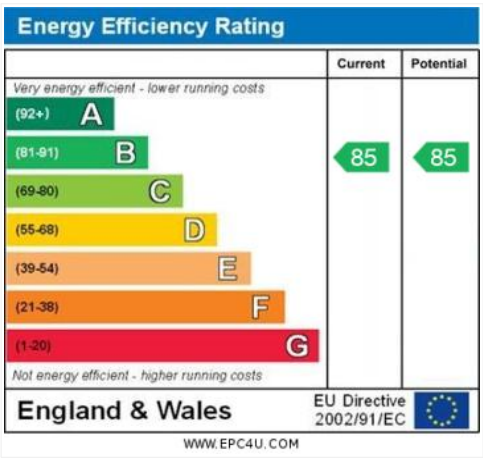
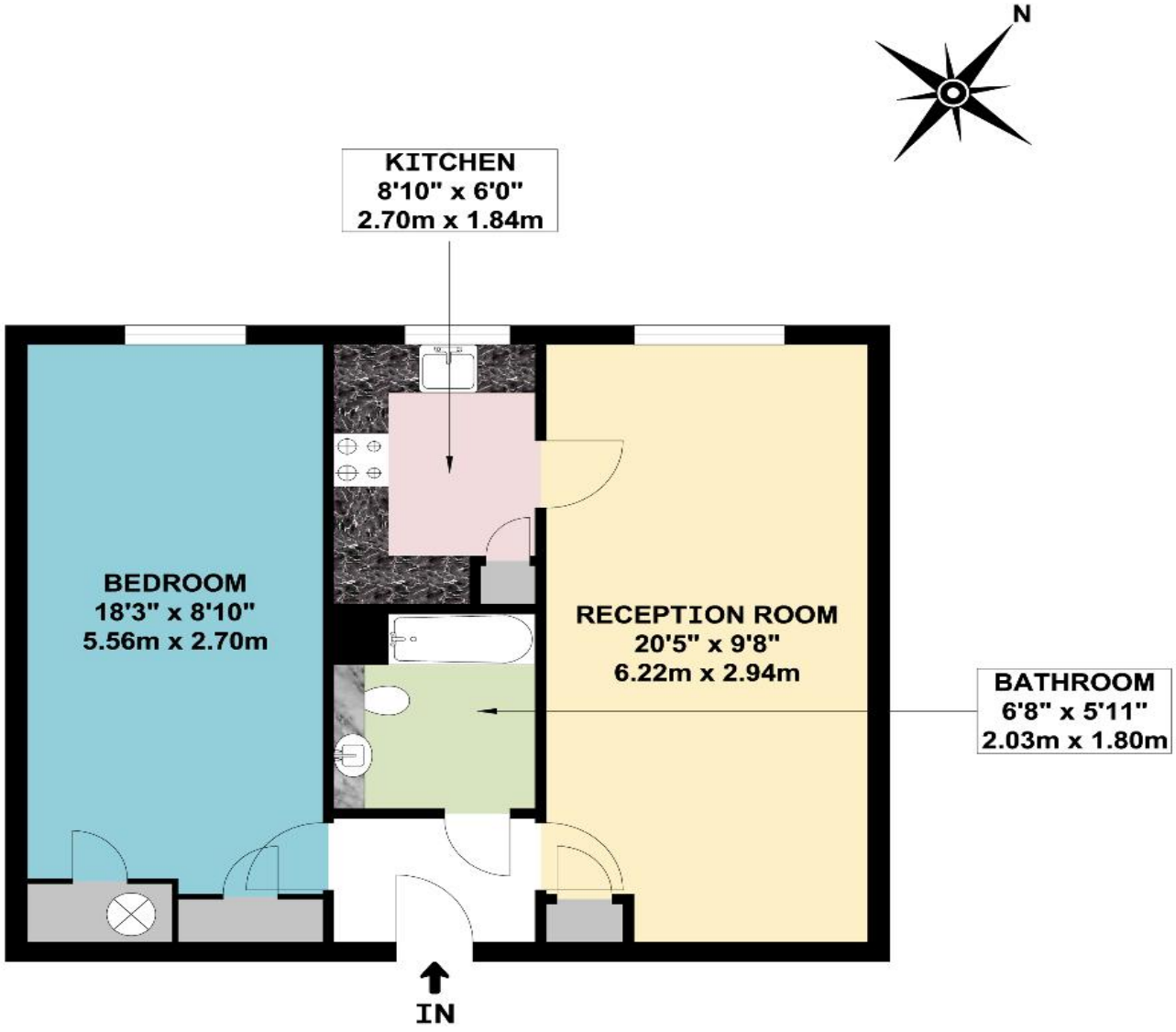
Lease Information
The property is held on Leasehold Tenure for a term of 125 years from 1st January 1986 at a ground rent of £13.67 p.a.

Service Charge
We Are advised that the service charge for the twelve months to 31st 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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