

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

SOUTH GARDENS THE AVENUE WEMBLEY HA9 9PG £345,000 Leasehold



SPACIOUS WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE

Constructed during the 1930s the property is located in an excellent residential position approximately $\frac{1}{4}$ mile from Wembley Park Jubilee and Metropolitan Line Station together with excellent shopping facilities, numerous bus routes, primary and secondary schools.

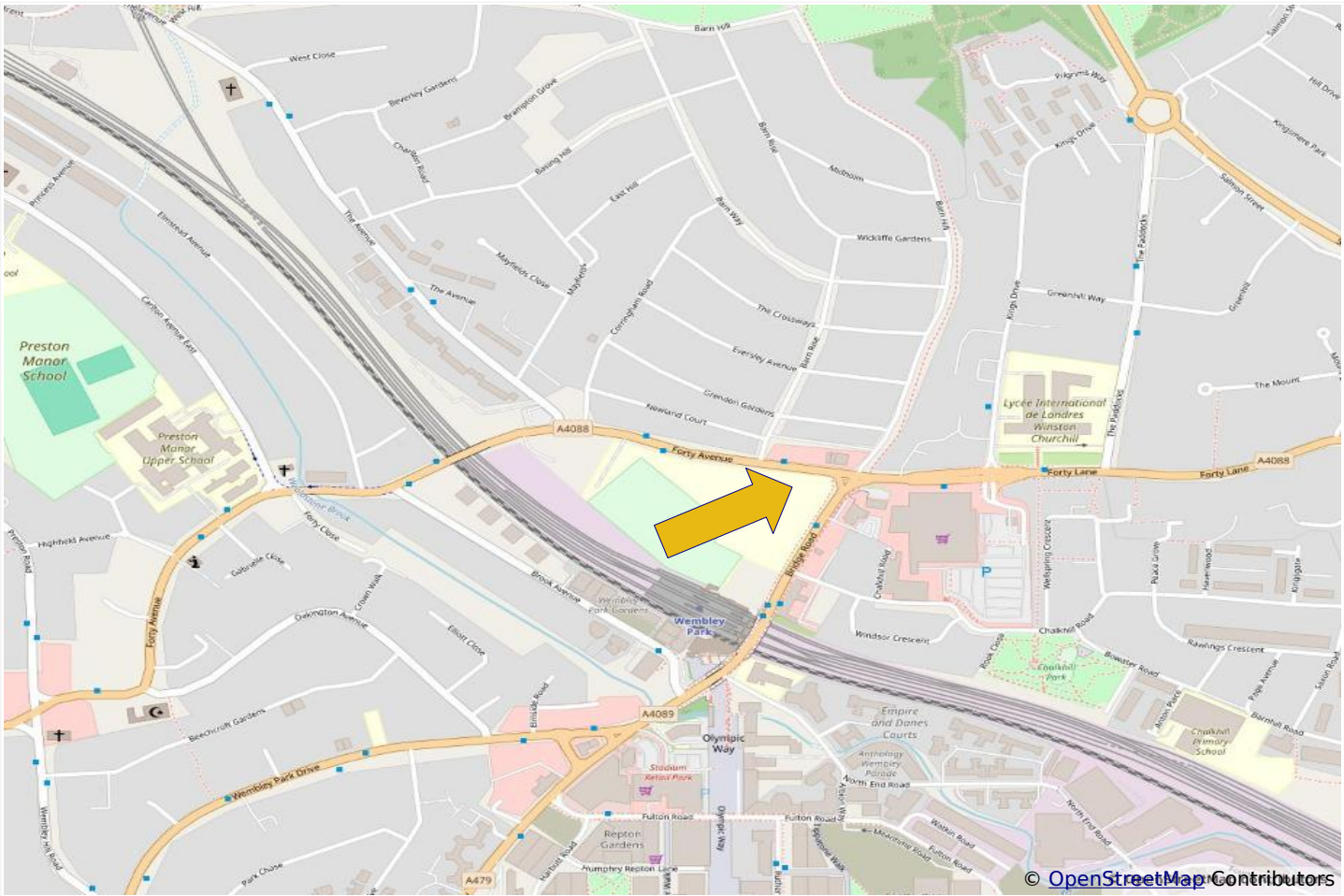
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** BALCONY OFF THE RECEPTION ROOM ***

*** 900+ YEARS REMAINING ON THE LEASE ***

*** COMMUNAL LAWNS ***

*** NO UPPER CHAIN ***



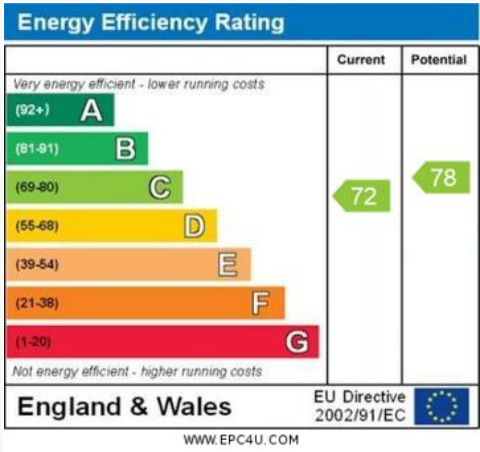


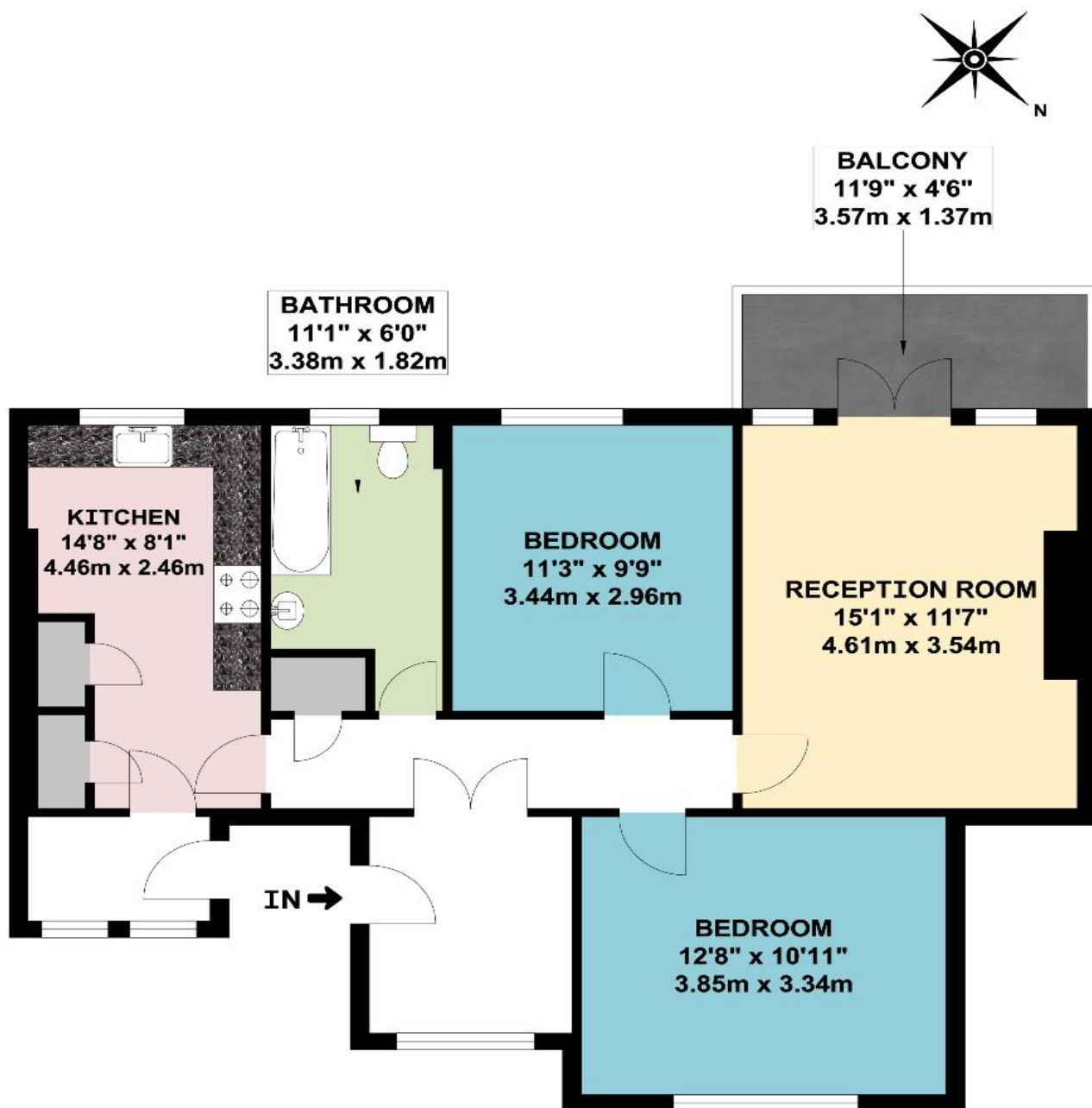
Lease Information

The property is held on Leasehold Tenure for a term of 999 years from 28th March 1983 at a ground rent of £00 p.a.

Service Charge

We are informed that the current service charge is £1500.00 per annum



**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 786.08 SQ. FT / 73.03 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 839.69 SQ. FT / 78.01 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 5678www.phillipsco.co.uk