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1279 Greenford Road
Greenford, UB6 0HY

**BUCKINGHAM COURT, LINTHORPE AVENUE,
WEMBLEY HA0 2HL
£335,000 Leasehold**



SPACIOUS WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT

Constructed during the 1970s the property is located in an excellent residential position approximately $\frac{1}{4}$ mile from either Sudbury Town Piccadilly Line Station or Sudbury and Harrow Road Chiltern Line Overground Station, local shopping facilities and bus routes. Barham Park is with $\frac{1}{4}$ mile and the property is within $\frac{1}{2}$ mile of Wembley High Road multiple shopping centre and Main Line Station.

*** TWO DOUBLE BEDROOMS * BATHROOM & SEPARATE W/C ***

*** DOUBLE GLAZING * WALK-IN STORAGE ROOM ***

*** EAT IN KITCHEN LEADING TO BALCONY ***

*** EXTERNAL STORE * NO UPPER CHAIN ***



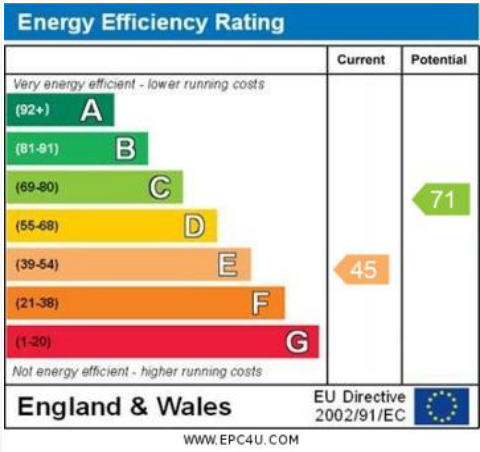


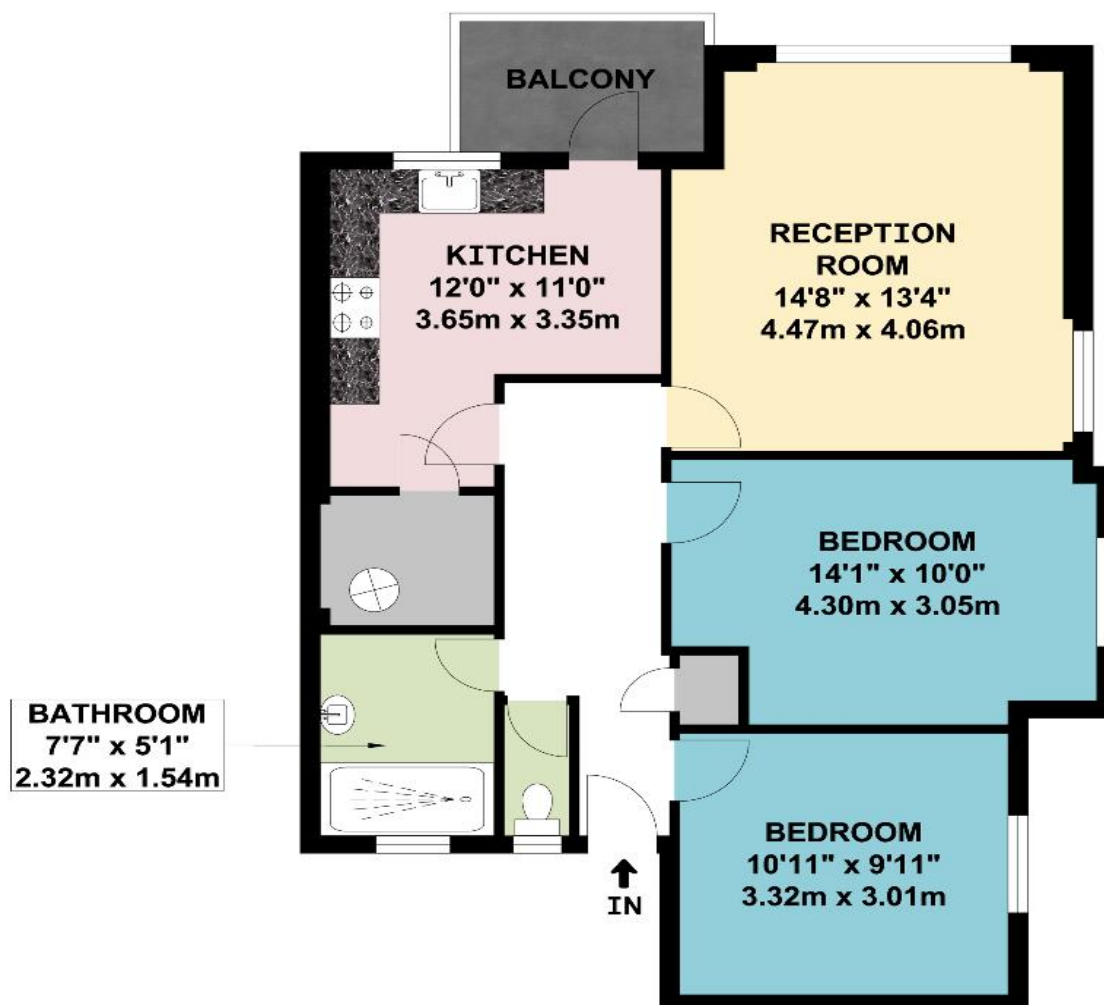
Lease Information

The property is held on Leasehold Tenure for a term of 990 years from 1st October 1982 at a ground rent of £00 p.a.

Service Charge

We are advised that the service charge for the current year is £168.67 per calendar month





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 736.57 SQ. FT / 68.43 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 776.40 SQ. FT / 72.13 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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