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
£98,000 Leasehold



WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT FLAT

Situated at the front of the building the property is very conveniently located within 1/4 mile of Sudbury Hill and Harrow Chiltern Line Station and just a few hundred yards from Sudbury Hill Piccadilly Line (zone 4) Underground Station, local shopping facilities, 92 and H17 bus routes.

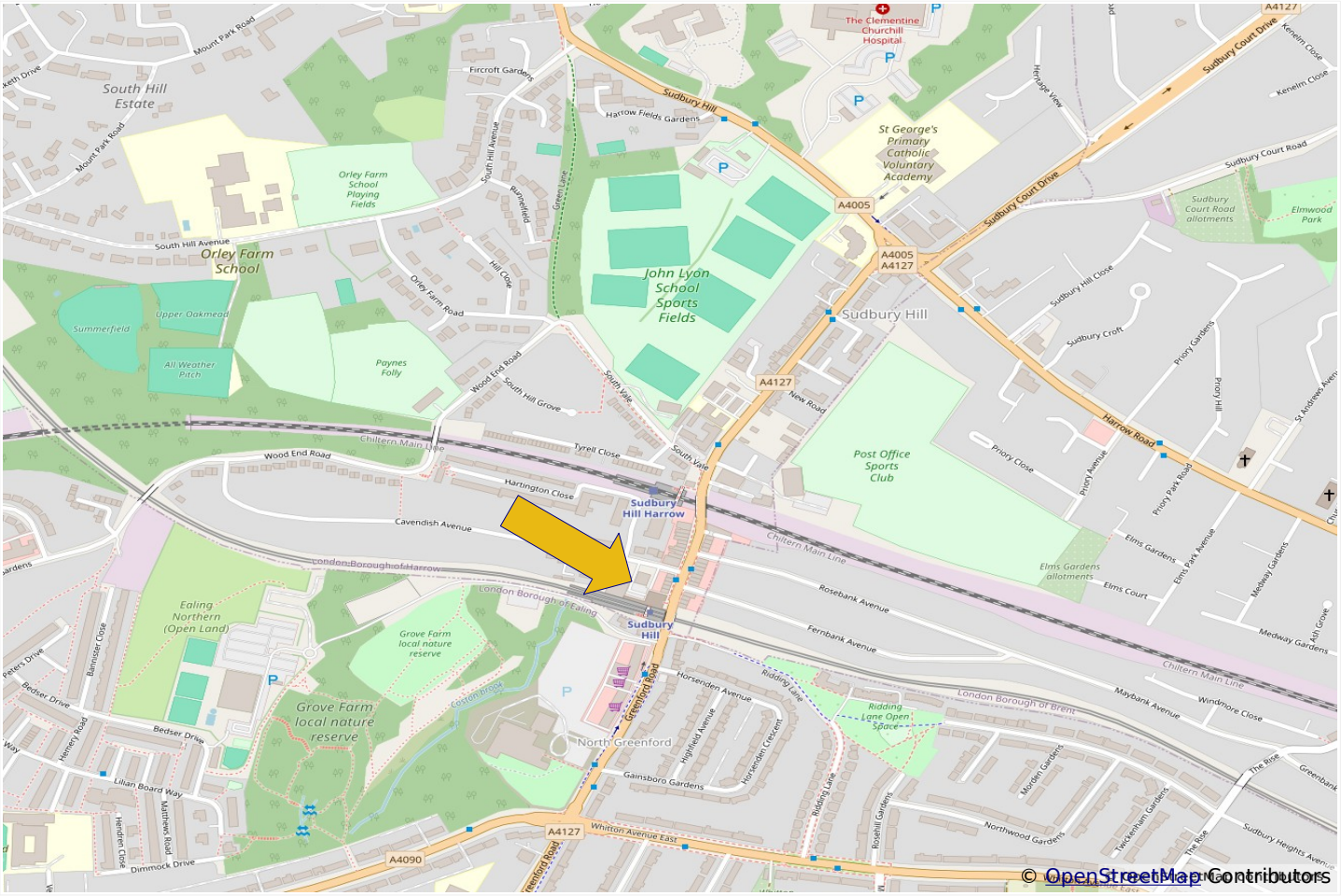
*** OFF-PEAK ELECTRIC HEATING * FITTED KITCHEN ***

*** 20' 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 * NO UPPER CHAIN ***


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
Cavendish Avenue
Chiltern Main Line
Tyrell Close
South Vale
Sudbury Hill Harrow
Sudbury Hill
Harrow Fields Gardens
Fircroft Gardens
Green Lane
John Lyon School Sports Fields
The Clementine Churchill Hospital
St George's Primary Catholic Voluntary Academy
A4005
A4127
Sudbury Court Drive
Sudbury Court Road
Sudbury Court Road allotments
Elmwood Park
Sudbury Hill Close
Sudbury Croft
Priory Gardens
Priory Hill
Harrow Road
Post Office Sports Club
Priory Close
Priory Avenue
Priory Park Road
Elms Gardens
Elms Gardens allotments
Elms Court
Elms Park Avenue
Medway Gardens
Ash Grove
Rosebank Avenue
Fernbank Avenue
London Borough of Harrow
London Borough of Ealing
Ealing Northern (Open Land)
Grove Farm local nature reserve
Grove Farm local nature reserve
Bannister Close
Bedser Drive
Henery Road
Lilian Board Way
Hendren Close
Matthews Road
Dimmock Drive
Horsenden Avenue
Ridding Lane
Ridding Lane Open Space
Greenford Road
North Greenford
Gainsboro Gardens
Highfield Avenue
Horsenden Crescent
Rosehill Gardens
Morden Gardens
Northwood Gardens
Twickenham Gardens
Maybank Avenue
Windmore Close
London Borough of Brent
The Rise
Greenbank
Sudbury Heights Avenue
Whitton Avenue East
A4090
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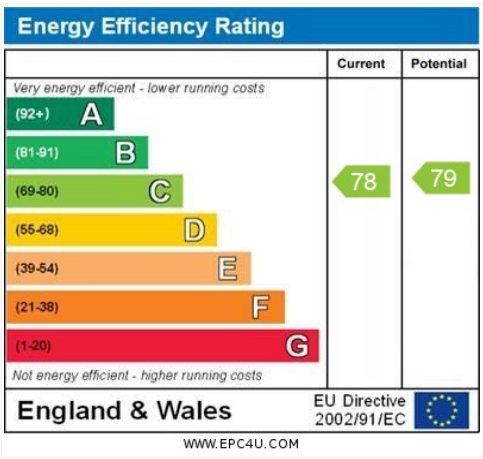
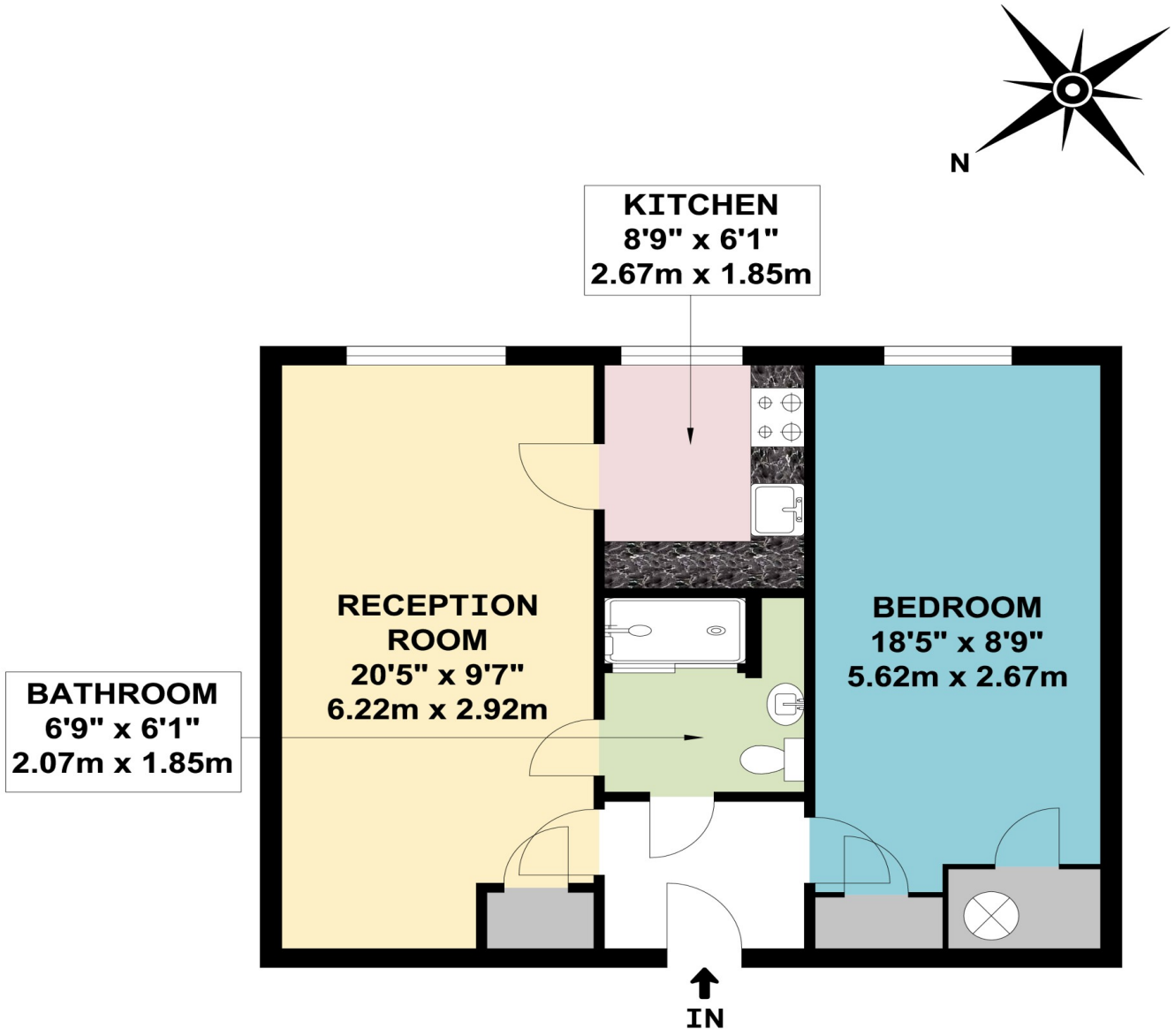
Lease Information
The property is held on Leasehold Tenure for a term of 125 years from 1st January 1986 at a ground rent of £13.67 p.a.

Service Charge
It is understood that the service charge for the year to 31st March 2026 was £3989.58





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 513.54 SQ. FT / 47.71 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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