

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road,
Greenford, Middlesex UB6 0HY

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.

MINEHEAD COURT, ALEXANDRA AVENUE, SOUTH HARROW, HA2 9DT

£85,000 Leasehold for 50% equity, via shared ownership
(i.e. £170,000 for 100% equity)



SPACIOUS TWO BEDROOM 2nd (TOP) FLOOR FLAT

Set behind a slip road, parallel with Alexandra Avenue, the property is approximately $\frac{3}{4}$ mile from both Rayners Lane and South Harrow Piccadilly Line stations. Within a few hundred yards from local shops and convenient for bus routes.

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

*** 12'8 x 9'5 KITCHEN/BREAKFAST ROOM * MODERN BATHROOM/WC ***

*** 18'5 RECEPTION ROOM * 12'10 BEDROOM 1 * 10'2 x 8' BEDROOM 2 ***

*** ENTRYPHONE SYSTEM * COMMUNAL GARDENS * OFF STREET PARKING ***

*** NO UPPER CHAIN ***

Communal ground floor entrance with stairs to the second floor communal landing.

ACCOMMODATION

- Hallway
- Reception room 18'5 x 12'1 (5.52m x 3.6m)
- Kitchen/ breakfast room 12'8 x 9'5 (3.78m x 2.85m)
- Bedroom 1. 12'10 x 8'9 (3.87m x 2.62m)
- Bedroom 2. 10'2 x 8' (3.07m x 2.4m)
- Bathroom/wc

OUTSIDE

- Communal gardens
- Off street parking

LEASE

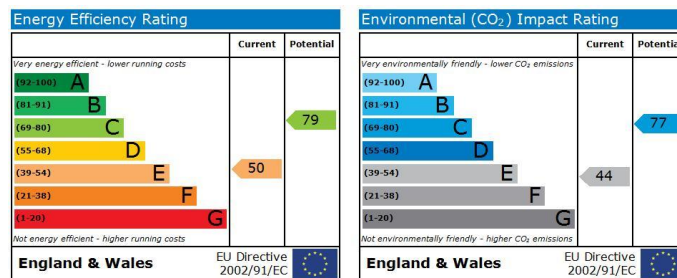
99 years (less 1 day) from 25th December 1986 at a ground rent of £70 p.a., rising every 25 years.

OTHER RELEVANT INFORMATION

The vendor confirmed, verbally, that the current service charge is approx. £100 p.c.m and the monthly rent, payable to Catalyst Housing Group, is £300. The above are subject to legal confirmation.

The Management Company indicated that a new roof will be required to the block. Whilst they have not received a tender for the work, work carried out on two nearby blocks amounted to £14,000 per flat.

EPC



VIEWING by appointment with PHILLIPS & CO 020 8864 5678