

**020 8864 5678**

1279 Greenford Road, Greenford, Middlesex UB6 0HY

[www.phillipsc.co.uk](http://www.phillipsc.co.uk)

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.

## **JEM PATERSON COURT, HARTINGTON CLOSE, HARROW, HA1 3RR**

**£92,500 Leasehold**



### **IMPROVED AND WELL PRESENTED, PURPOSE BUILT ONE BEDROOM THIRD (TOP) FLOOR RETIREMENT FLAT available to buyers of 60 years and over**

The property is located within a few hundred meters from **Sudbury Hill Piccadilly Line (Zone 4) station, Sudbury Hill Harrow Chiltern Line station**, local shopping parades and bus routes.

**\* ENTRY PHONE SYSTEM & WARDEN ASSISTANCE \* LIFT \***

**\* DOUBLE GLAZING \* OFF PEAK ELECTRIC HEATING \***

**\* 17'9 RECEPTION ROOM \* 14'6 BEDROOM \***

**\* MODERN FITTED KITCHEN \* MODERN BATHROOM/WC \***

**\* RESIDENTS' LOUNGE, COMMUNAL GARDEN & PARKING \***

**\* NO UPPER CHAIN \***

**Accommodation:**

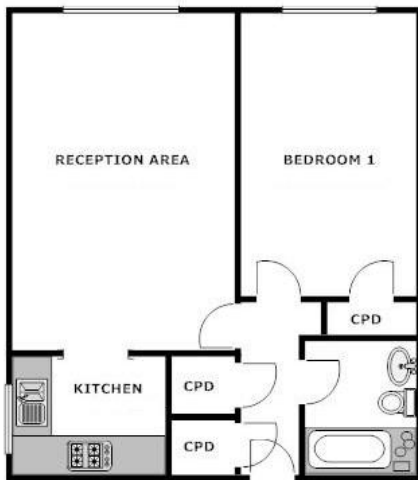
- Hallway
- Reception room 17'9 x 11'6 ( 5.33m x3.01m)
- Modern fitted kitchen 8' x 6 (2.4m x 1.8m)
- Bedroom 14'6 x 9'6 (4.35m x 2.87m)
- Modern bathroom/wc

**Outside:**

- Communal gardens and parking



**Floor Plan**



TOP FLOOR FLAT

**EPC**

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C	72	73	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(23-38) F				(23-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**VIEWING BY APPOINTMENT VIA PHILLIPS & CO- 020 8864 5678**