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## **JEM PATERSON COURT, HARTINGTON CLOSE, HARROW, HA1 3RR** **£86,950 Leasehold**



### **PURPOSE BUILT ONE BEDROOM GROUND 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.

**\* FAVOURED POSITION TO THE FRONT OF THE BLOCK \***

**\* ENTRY PHONE SYSTEM & WARDEN ASSISTANCE \* LIFT TO UPPER FLOORS\***

**\*OFF PEAK ELECTRIC HEATING \***

**\* 17'8 RECEPTION ROOM \* 14'6 BEDROOM \***

**\* KITCHEN \* SHOWER ROOM/WC \***

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

**\* NO UPPER CHAIN \***

**COMMUNAL GROUND FLOOR ENTRANCE**, via entry phone system

**ACCOMODATION:**

- Hallway
- Reception room 17'9 x 11'6 ( 5.33m x 3.01m)
- 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



**LEASE**

- We understand the lease was granted for a term of 125 years from 13<sup>th</sup> November 1986 (subject to legal verification)
- Ground rent and service charge to be confirmed.

**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	63
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

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