

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ELMS LANE WEMBLEY HA0 2NS £375,000 Freehold



TWO-BEDROOM PURPOSE BUILT FIRST FLOOR MAISONETTE

Situated on an elevated position adjacent to Elmwood Park, being within approximately 1 mile of Sudbury Hill Piccadilly Line station, Sudbury and Harrow Road Chiltern Branch line station and North Wembley Bakerloo line station. Local shops, bus routes and primary secondary schools are all within approximately $\frac{3}{4}$ mile

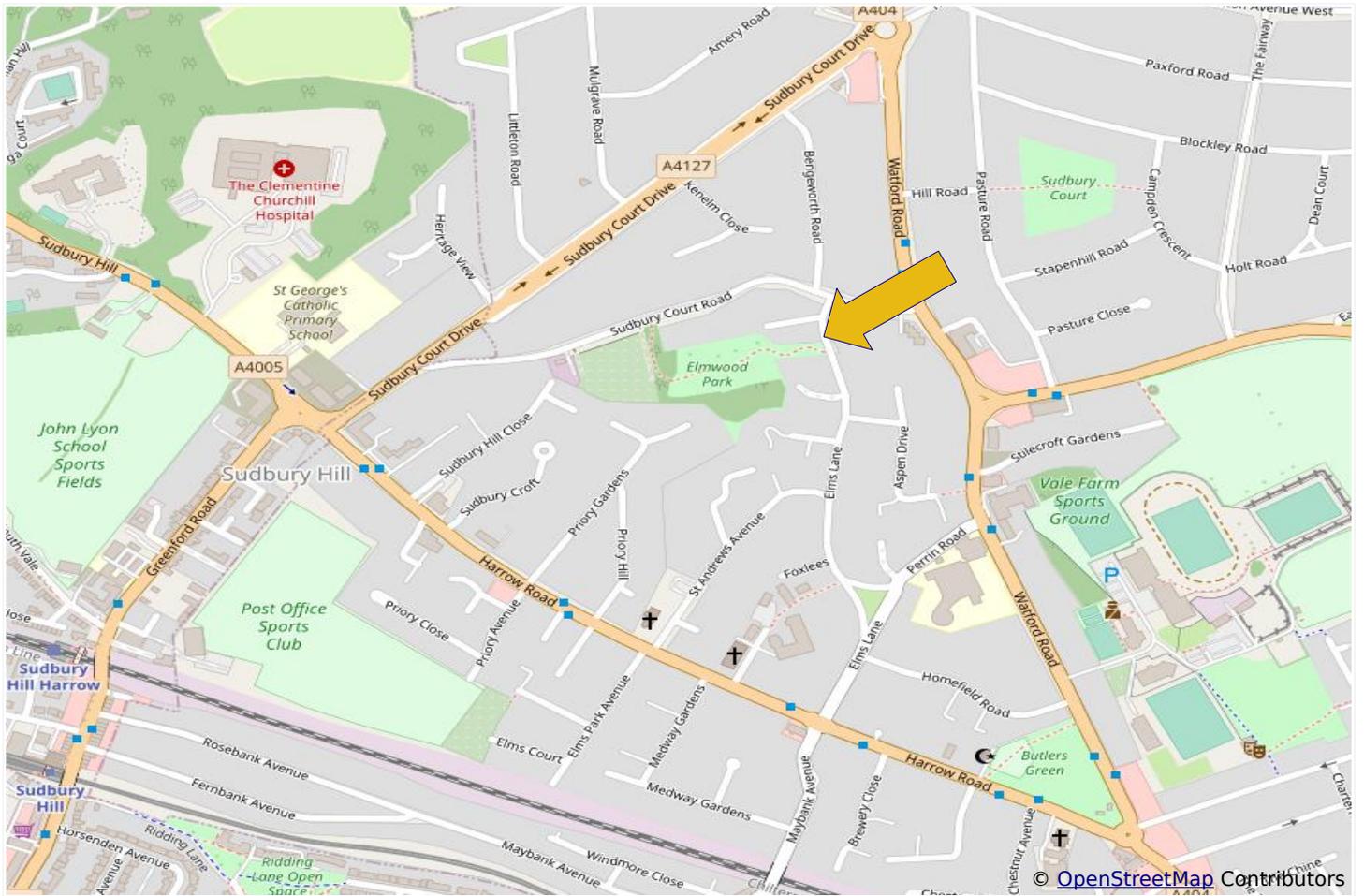
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** 15'3 RECEPTION ROOM ***

*** OWN SECTION OF REAR GARDEN ***

*** 900+ YEARS LEASE ***

*** NO UPPER CHAIN ***

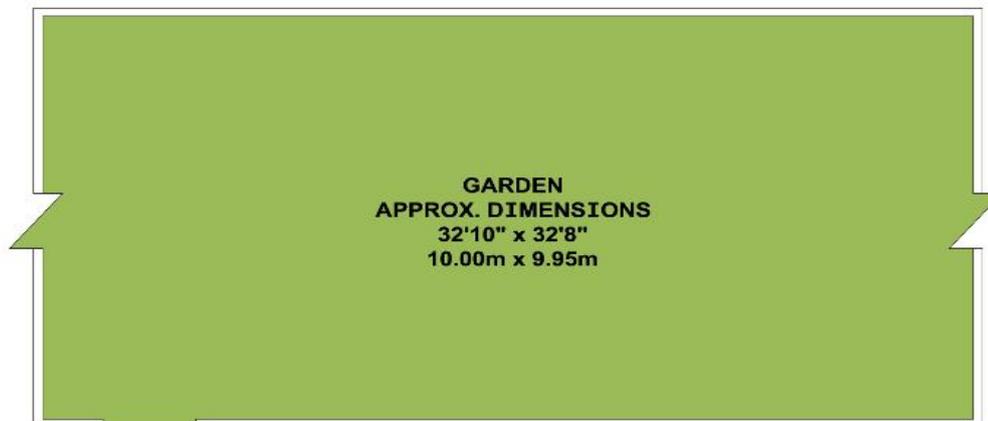




Lease Information

The property is held on Leasehold Tenure for a term of 999 years from 24th June 1956 at a ground rent of £10 p.a.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 624.52 SQ. FT / 58.02 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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