

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **UNION HOUSE, CLAYTON ROAD, HAYES UB3 1AA £269,950 Leasehold**



### **ATTRACTIVE WELL PRESENTED ONE BEDROOM FIFTH FLOOR FLAT**

The property is most conveniently located a few hundred yards from Hayes & Harlington Elizabeth Line (zone 5) & Western Region Mainline station, local shops and bus routes.

**\* APPROXIMATELY TWENTY MINUTES TO PADDINGTON STATION BY ELIZABETH LINE \***

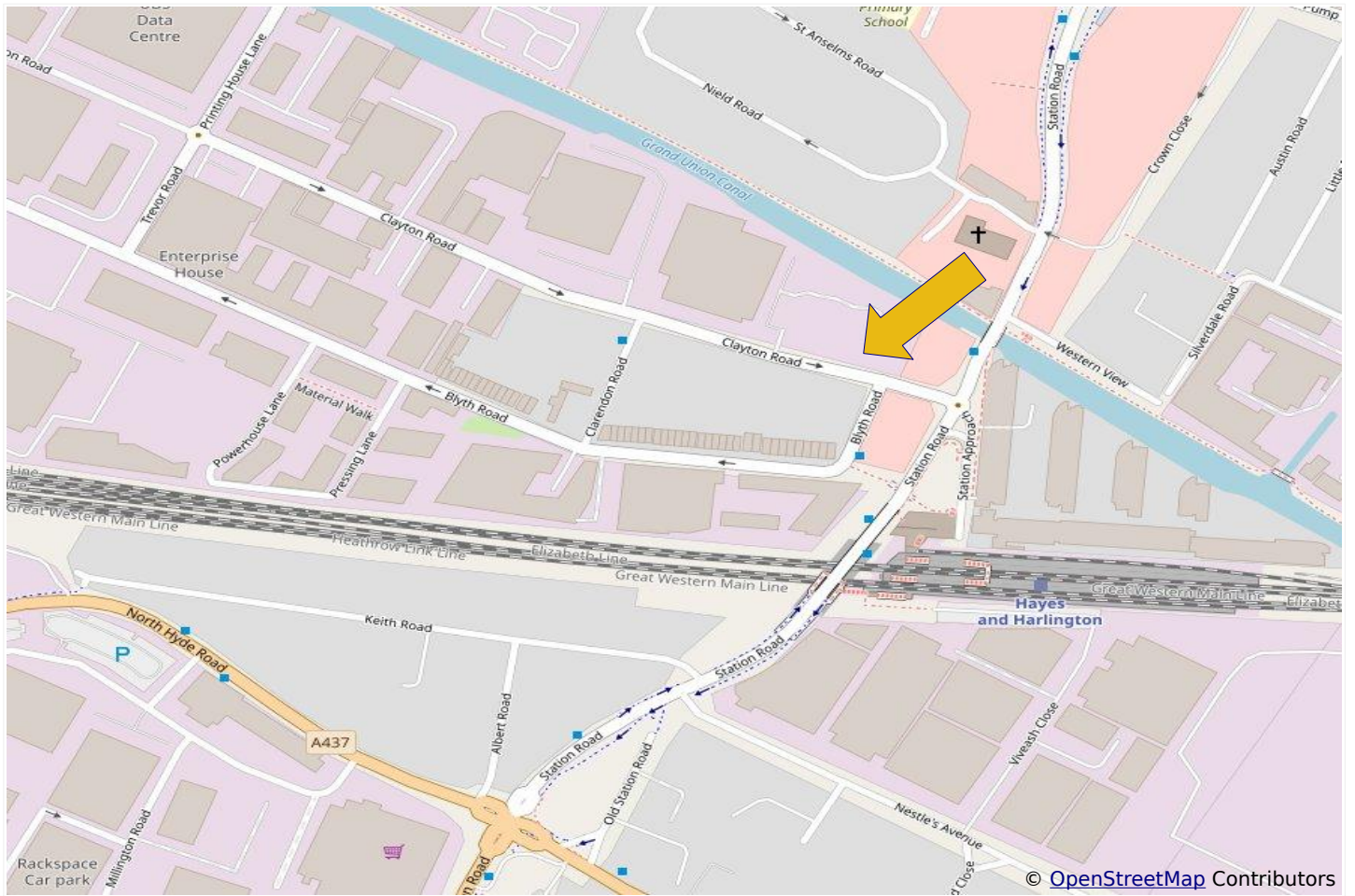
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* OPEN PLAN KITCHEN/RECEPTION ROOM \* ALLOCATED PARKING \***

**\* 990+ YEARS REMAINING ON THE LEASE \***

**\* VIDEO ENTRY SYSTEM \* LIFT \***

**\* NO UPPER CHAIN \***





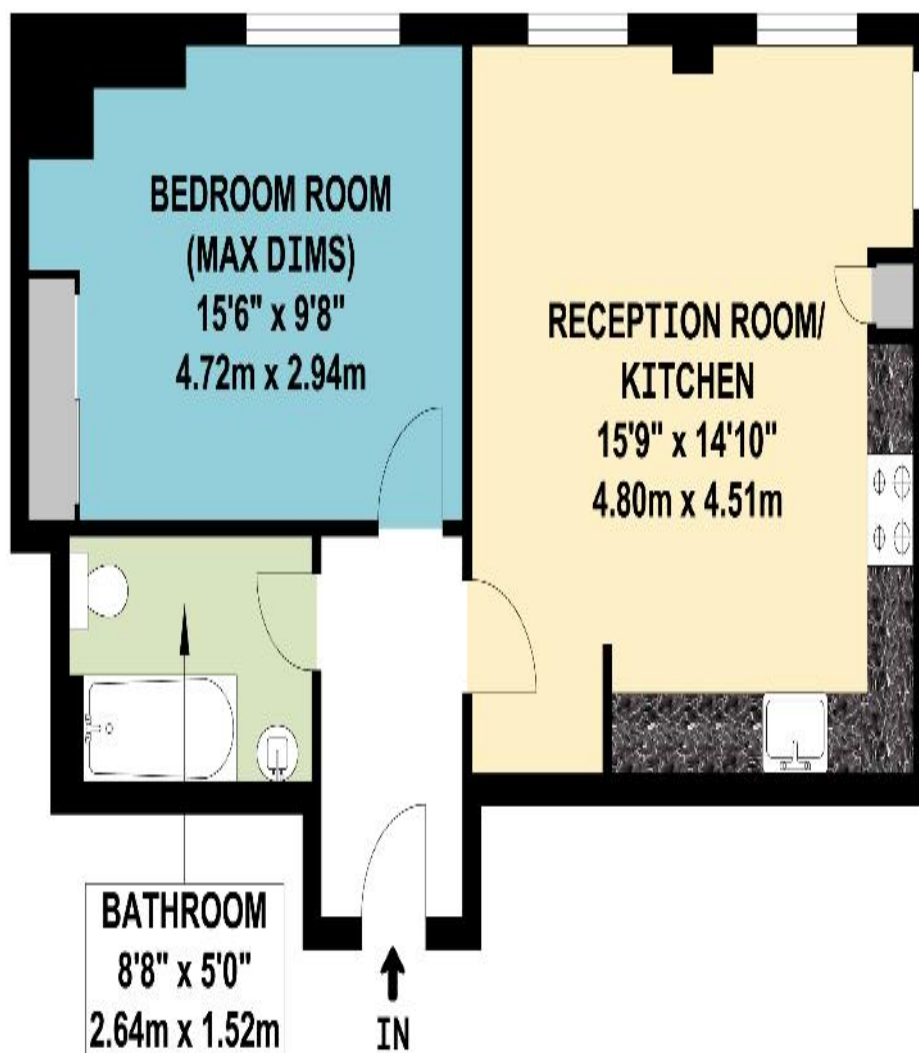
**Lease Information**

The property is held on Leasehold Tenure of OVER 900 years at a current ground rent of £200 p.a.

**Service Charge**

Currently £2355.00 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FIFTH FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 475.76 SQ. FT / 44.20 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**

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