

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **THOMAS A BECKETT CLOSE WEMBLEY HA0 2SH** **£360,000 Leasehold**



### **WELL PRESENTED PURPOSE BUILT FIRST FLOOR TWO BEDROOM FLAT**

The property is located in a residential position about ½ mile from Sudbury Town Piccadilly Line (zone 4) station and just over ¼ mile from Sudbury and Harrow Chiltern Branch Line station. 92 and H17 bus routes are within approximately ¼ mile together with local shops and open spaces.

**\* 24' RECEPTION ROOM \***

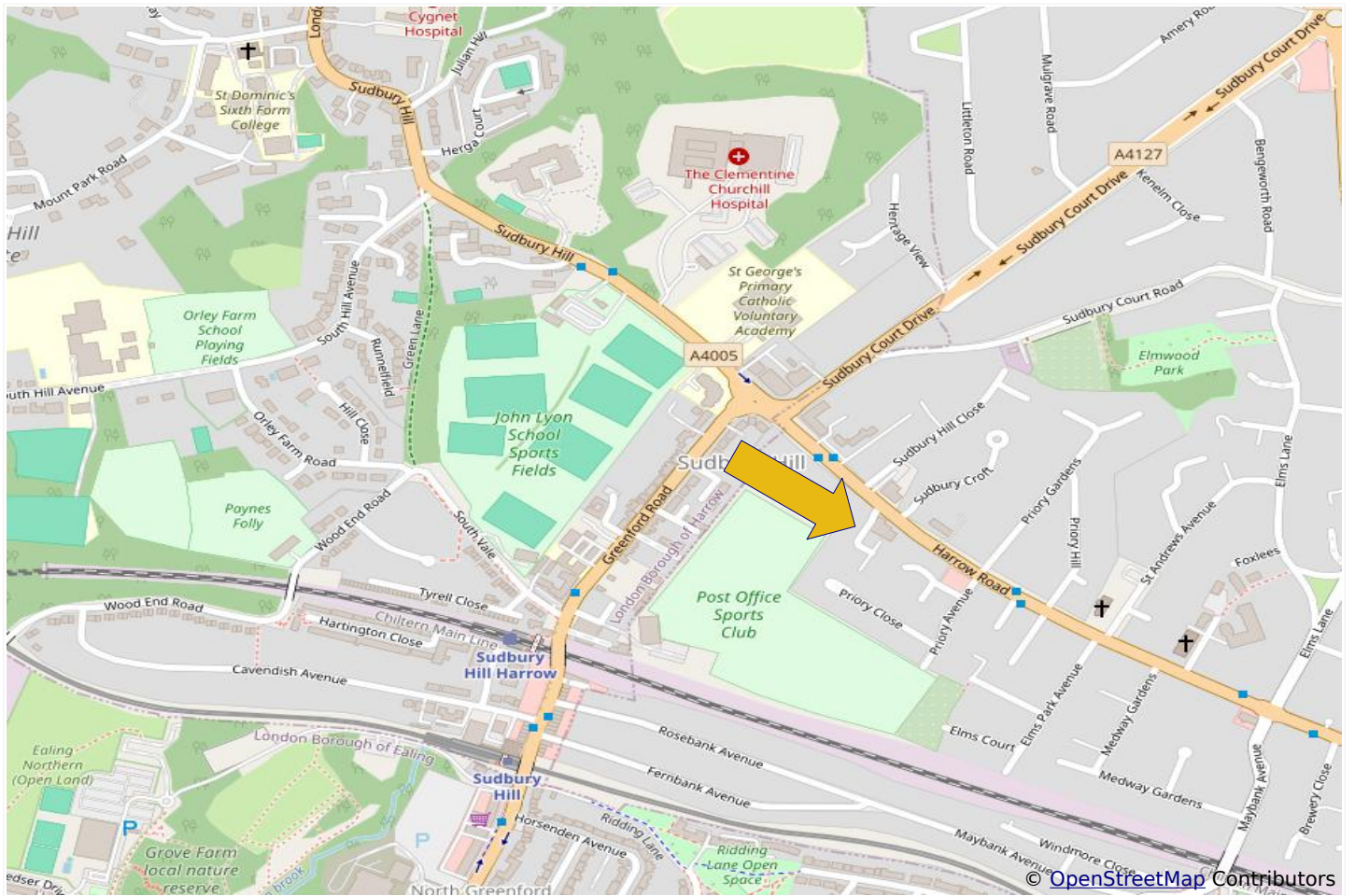
**\* 900+ YEARS REMAINING ON THE LEASE \* SHARE OF FREEHOLD \***

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

**\* GARAGE IN BLOCK \***

**\* NO UPPER CHAIN \***









**Lease Information**

The property is held on Leasehold Tenure for a term of 999 years from 1<sup>st</sup> January 2010 at a ground rent of £00 p.a.

**Service Charge**

We are informed that the service charge currently payable is £90 per calendar month

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>	78	82
(55-68)	<b>D</b>		
(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	



**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 682.86 SQ. FT / 63.44 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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