

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WADHAM GARDENS GREENFORD UB6 0BP £299,500 Freehold



TWO BEDROOM GROUND FLOOR MAISONETTE

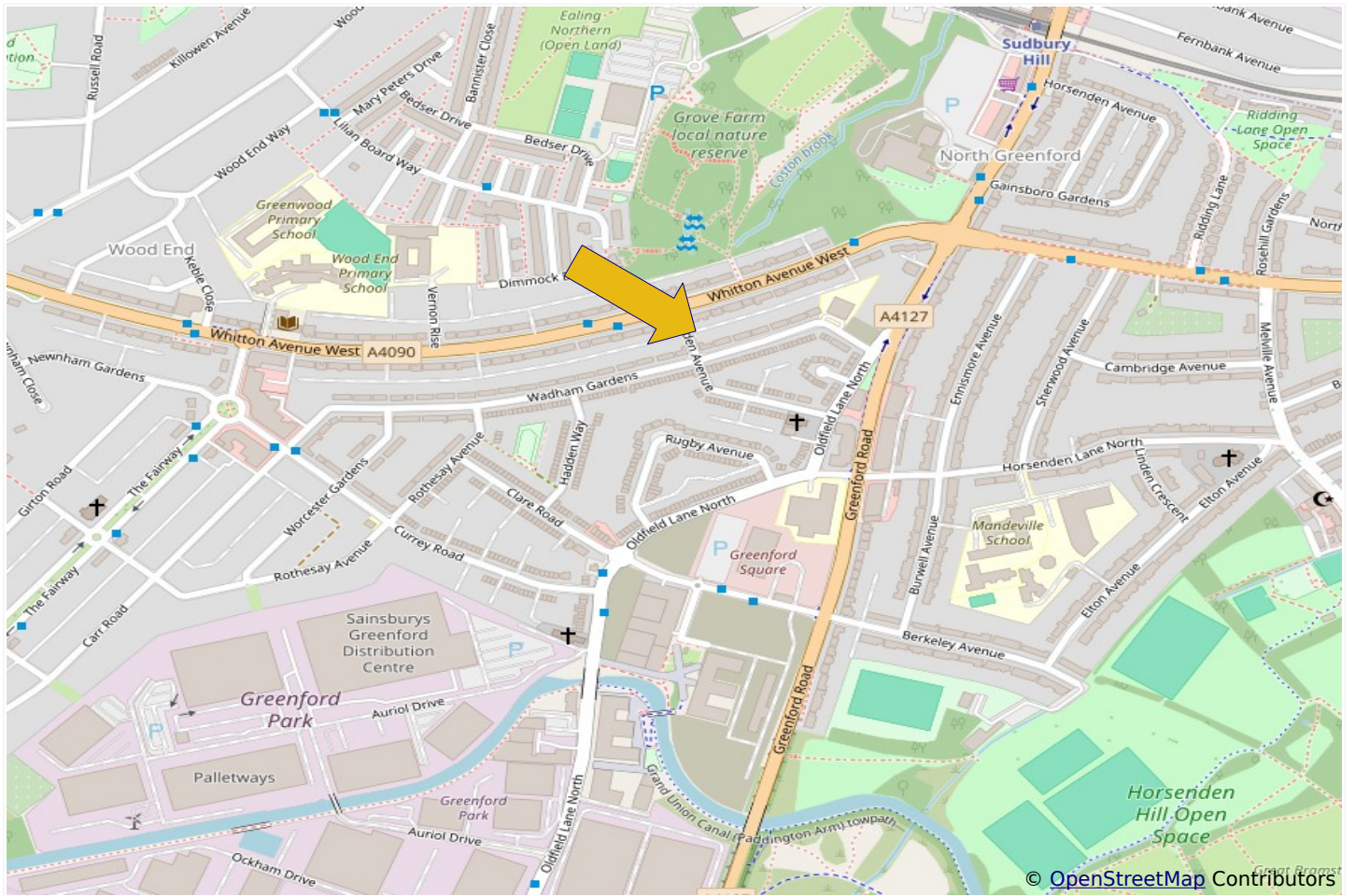
The property is located in a residential side road about ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Chiltern Branch Line station, local shops and bus routes and is within ¾ mile of Greenford Central Line station and local primary schools.

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

*** OPEN PLAN KITCHEN / RECEPTION ROOM ***

*** 125 YEAR LEASE FROM 5th SEPTEMBER 2007 PLUS SHARE OF FREEHOLD ***

*** OWN REAR GARDEN * NO UPPER CHAIN ***





Title Information

The property is held on Leasehold Tenure for a term of 125 years from 5th September 2007 together with a share of the freehold interest.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(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 FLAT

APPROX. GROSS INTERNAL FLOOR AREA 459.18 SQ. FT / 42.66 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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