

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

CLARE COURT, CLARE ROAD, GREENFORD UB6 0DG **£219,950 Leasehold**



WELL PRESENTED PURPOSE BUILT ONE BEDROOM GROUND FLOOR FLAT

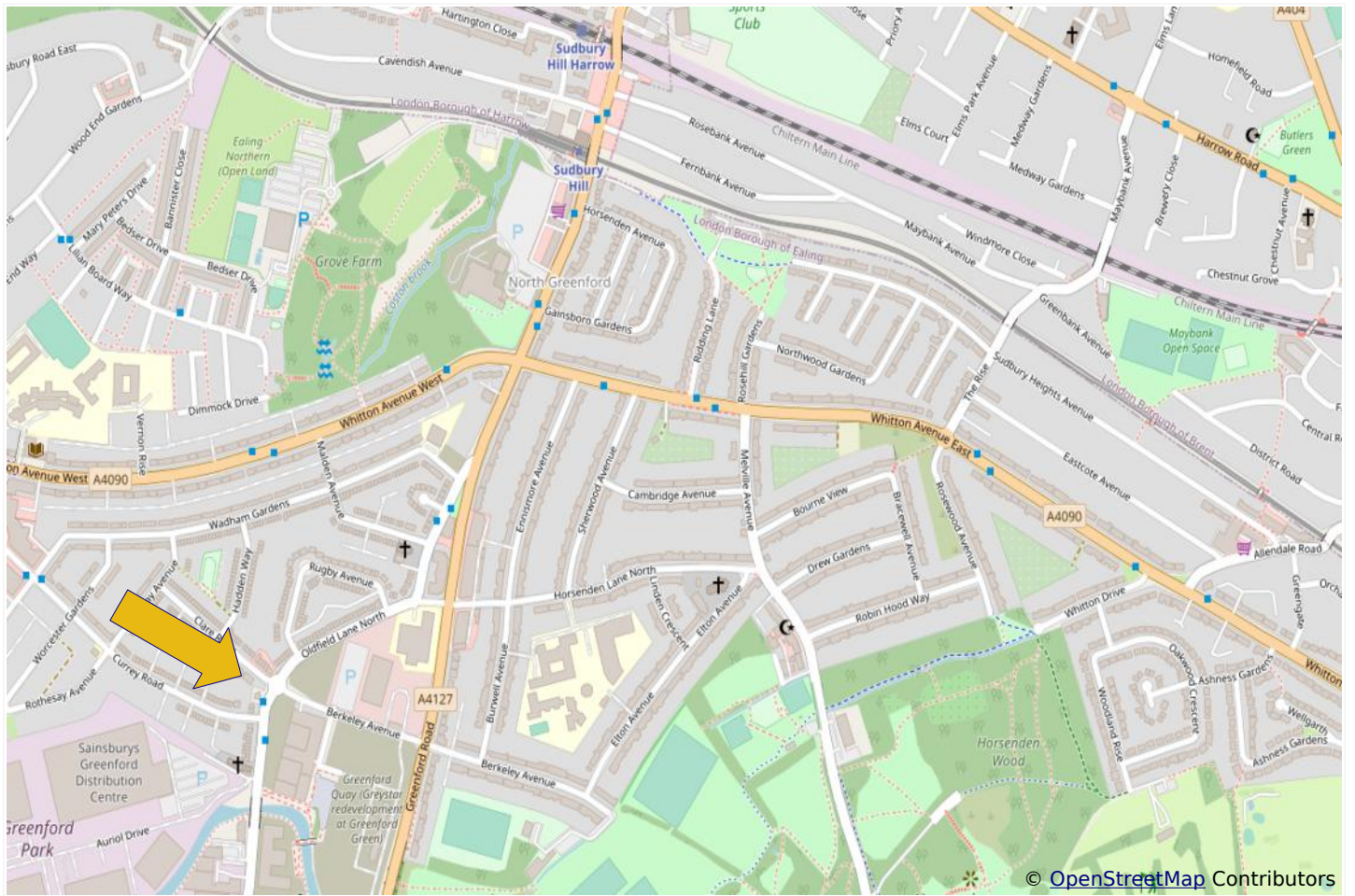
Built in the 1930s the property is located in a convenient residential position within ½ mile of either Sudbury Hill Piccadilly Line or Greenford Central Line Stations. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

*** uPVC DOUBLE GLAZING ***

*** GAS CENTRAL HEATING ***

*** DIRECT ACCESS TO COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***

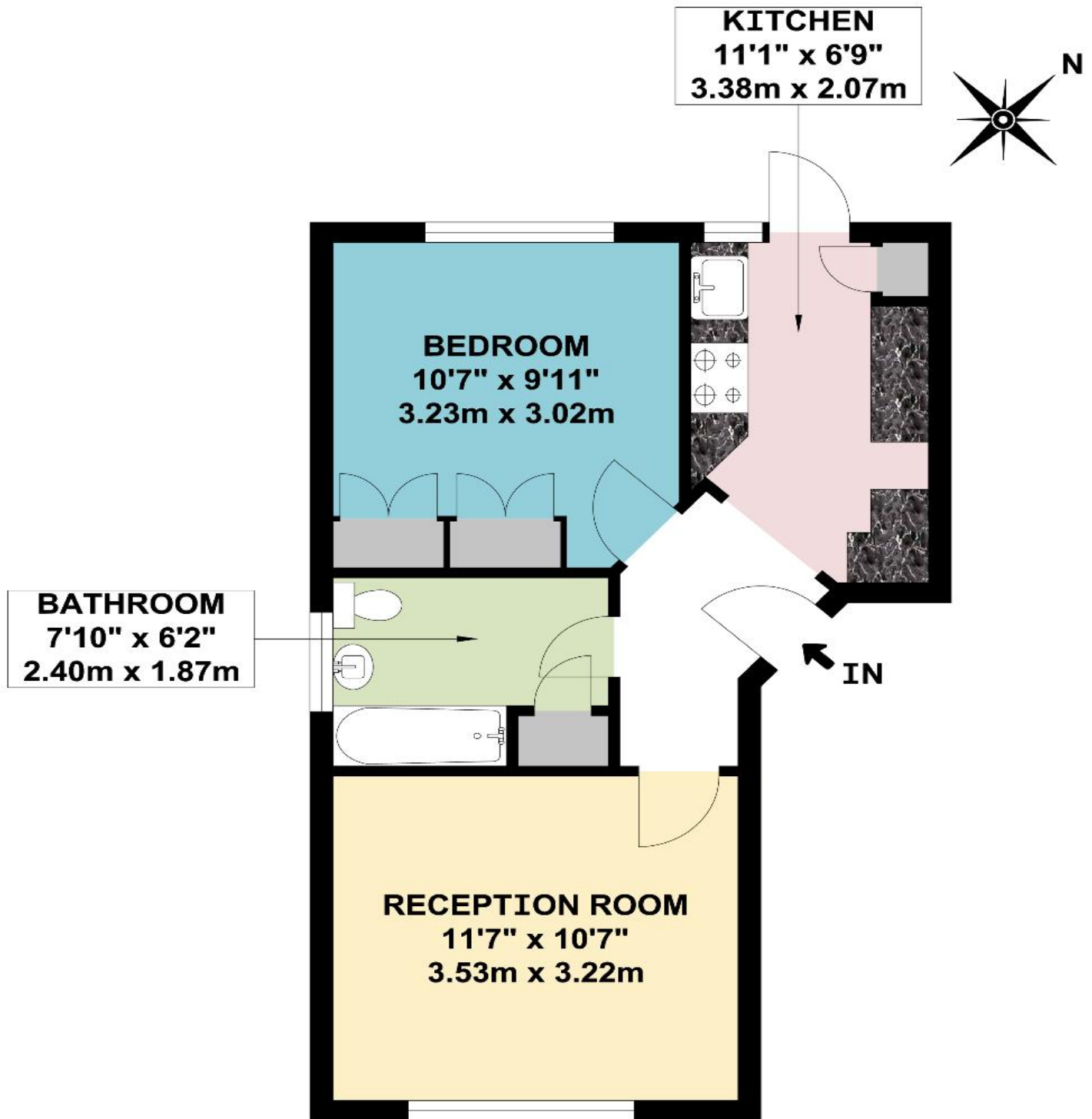




Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 29th September 1983 at an initial ground rent of £75 p.a. rising to £175p.a
 Service charge £1,000 approx for 2021
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(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 388.46 SQ. FT / 36.09 SQ. M

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