

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HARBOROUGH HOUSE, TAYWOOD ROAD, UB5 6GW £285,000 Leasehold



VERY WELL PRESENTED TWO BEDROOM, FIRST FLOOR FLAT

Situated in the Grand Union Village Northolt development adjacent to the Grand Union canal the property is within a ¼ mile of Greenford High School and a few hundred yards of local shops and amenities. The area is well served by local bus routes and there is easy access to the A40.

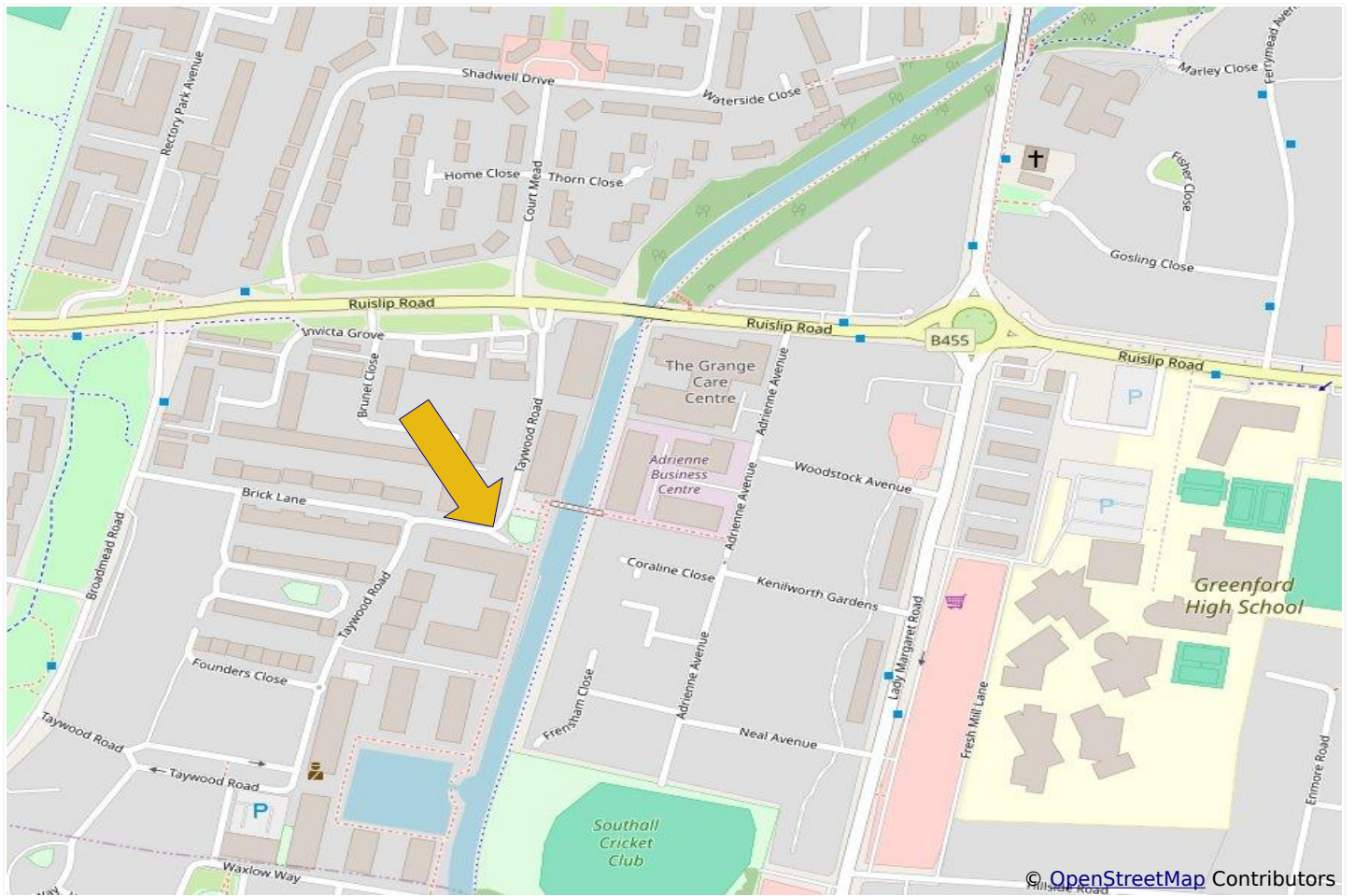
*** MASTER BEDROOM WITH EN SUITE SHOWER ROOM ***

*** SEPARATE FAMILY BATHROOM ***

*** OPEN PLAN KITCHEN RECEPTION ROOM ***

*** JULIET BALCONY * SECURE UNDERGROUND PARKING ***

*** NO UPPER CHAIN ***



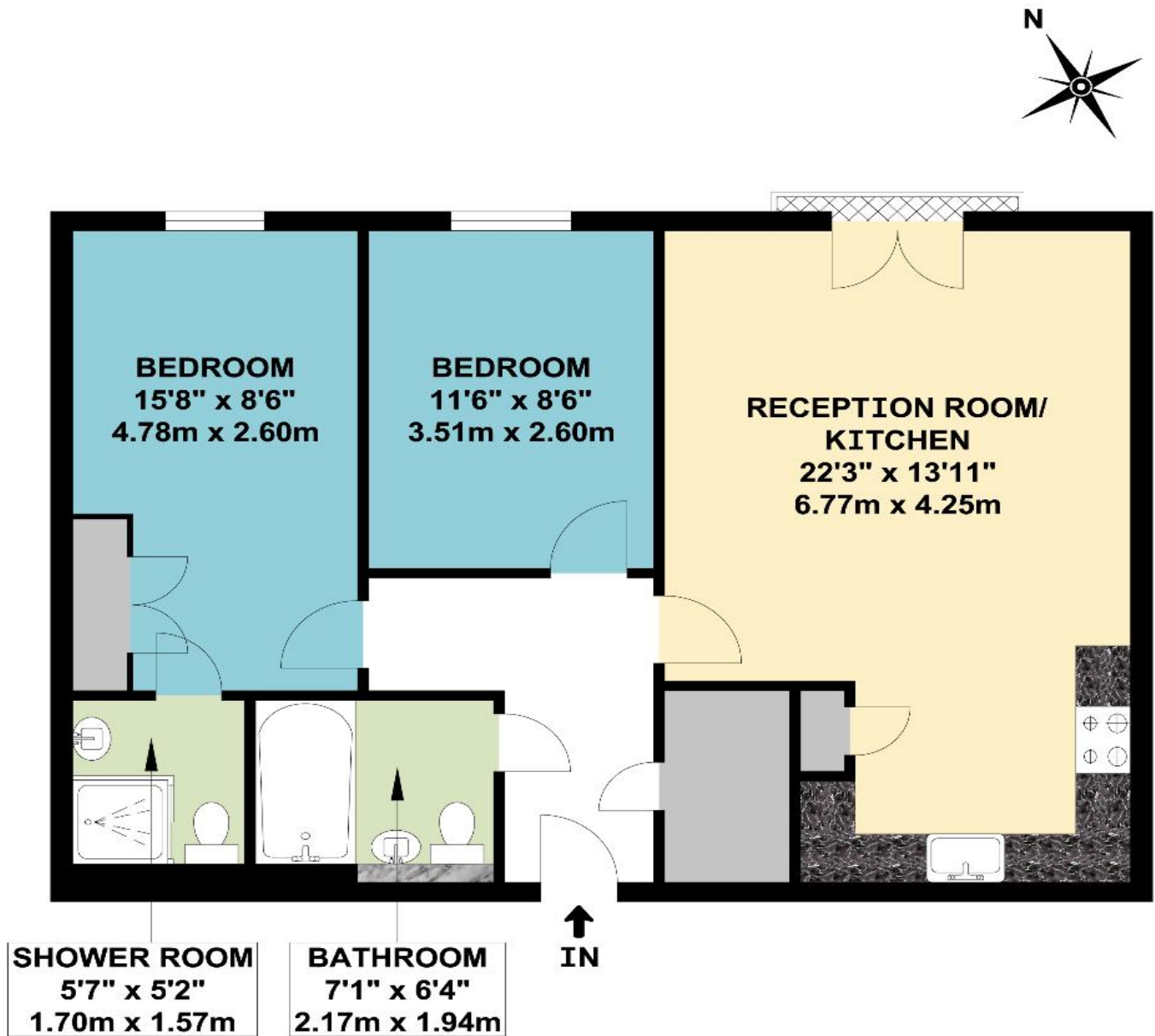


Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st January 2008 at a ground rent of £250 p.a.

The vendor advises that the service charge for the last 12 months was £3261.99.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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	



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 703.20 SQ. FT / 65.33 SQ. M

COUNCIL TAX BAND D

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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