

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **HALSBURY ROAD EAST, NORTHOLT, UB5 4PY £250,000 Freehold**



### **WELL PRESENTED FIRST FLOOR ONE BEDROOM FLAT**

The property is situated in a residential side road approximately  $\frac{1}{4}$  mile from Northolt Park Chiltern Line Overground station and within  $\frac{1}{2}$  mile of Sudbury Hill Piccadilly Line Zone 4 station, local shops, 92, H17 and 487 bus routes as well as the 140 bus route to Heathrow Airport.

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

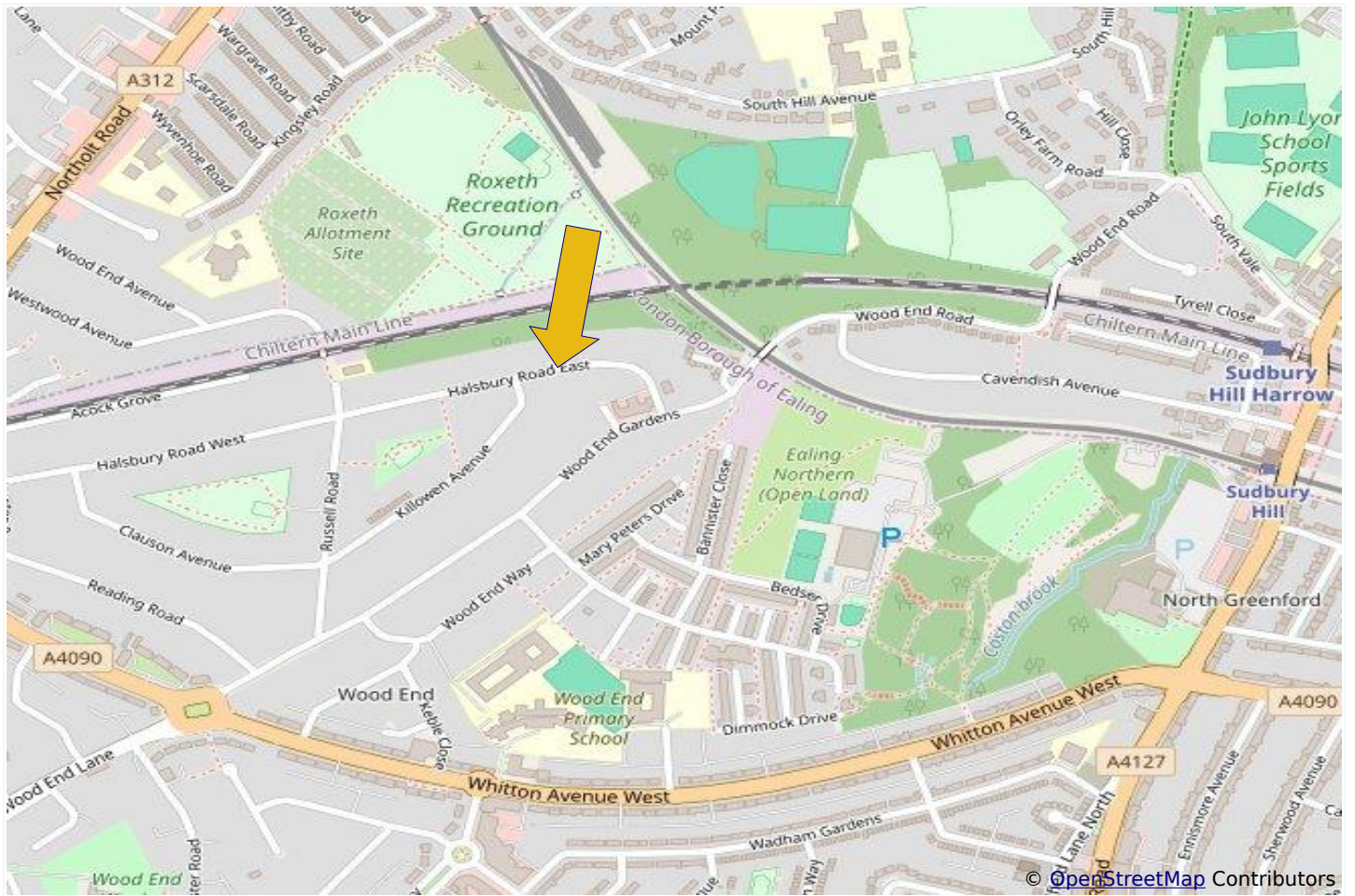
**\* SHOWER ROOM \* 948 YEARS REMAINING ON THE LEASE \***

**\* SOUTH FACING REAR GARDEN \***

**\* OFF STREET PARKING \***

**\* NO UPPER CHAIN \***



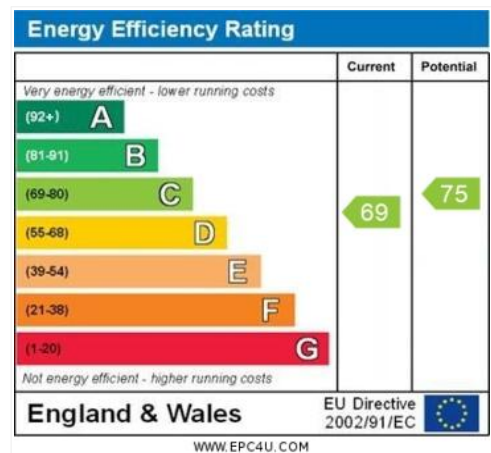


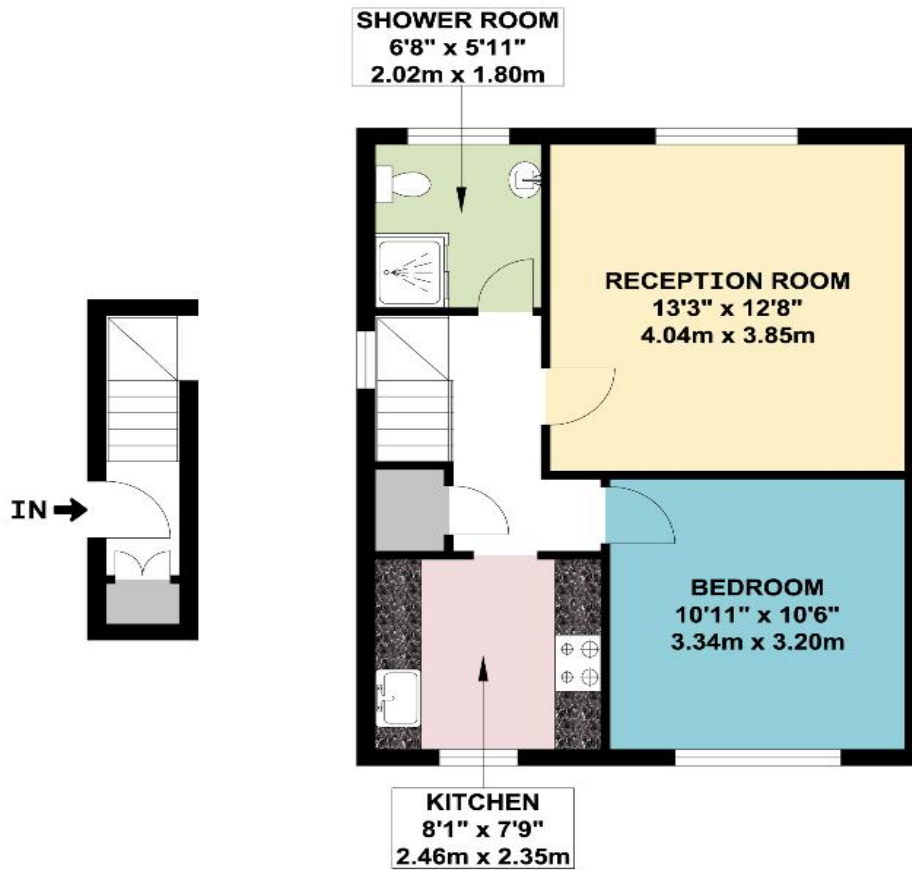
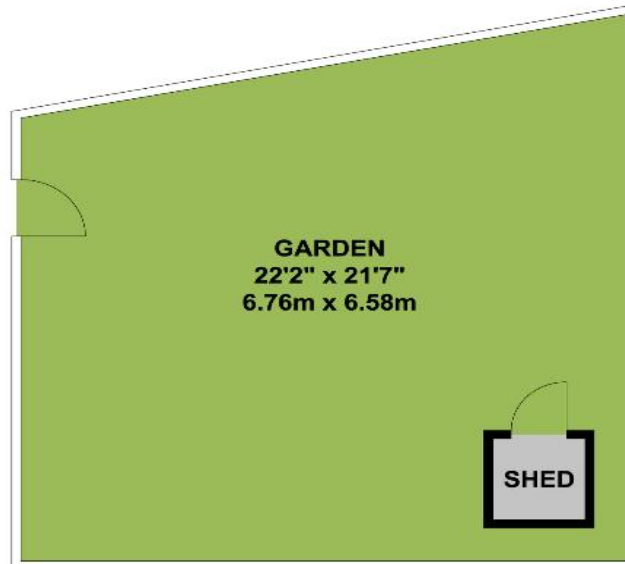




**Lease Information**

The property is held on Leasehold Tenure for a term of 999 years from 29<sup>th</sup> September 1983 at a ground rent of £75.00 p.a.





**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ. FT / 45.00 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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