

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE EAST GREENFORD UB6 0QF £399,950 Leasehold**



### **IMPROVED AND VERY WELL PRESENTED THREE BEDROOM CONVERSION FIRST & SECOND FLOOR FLAT**

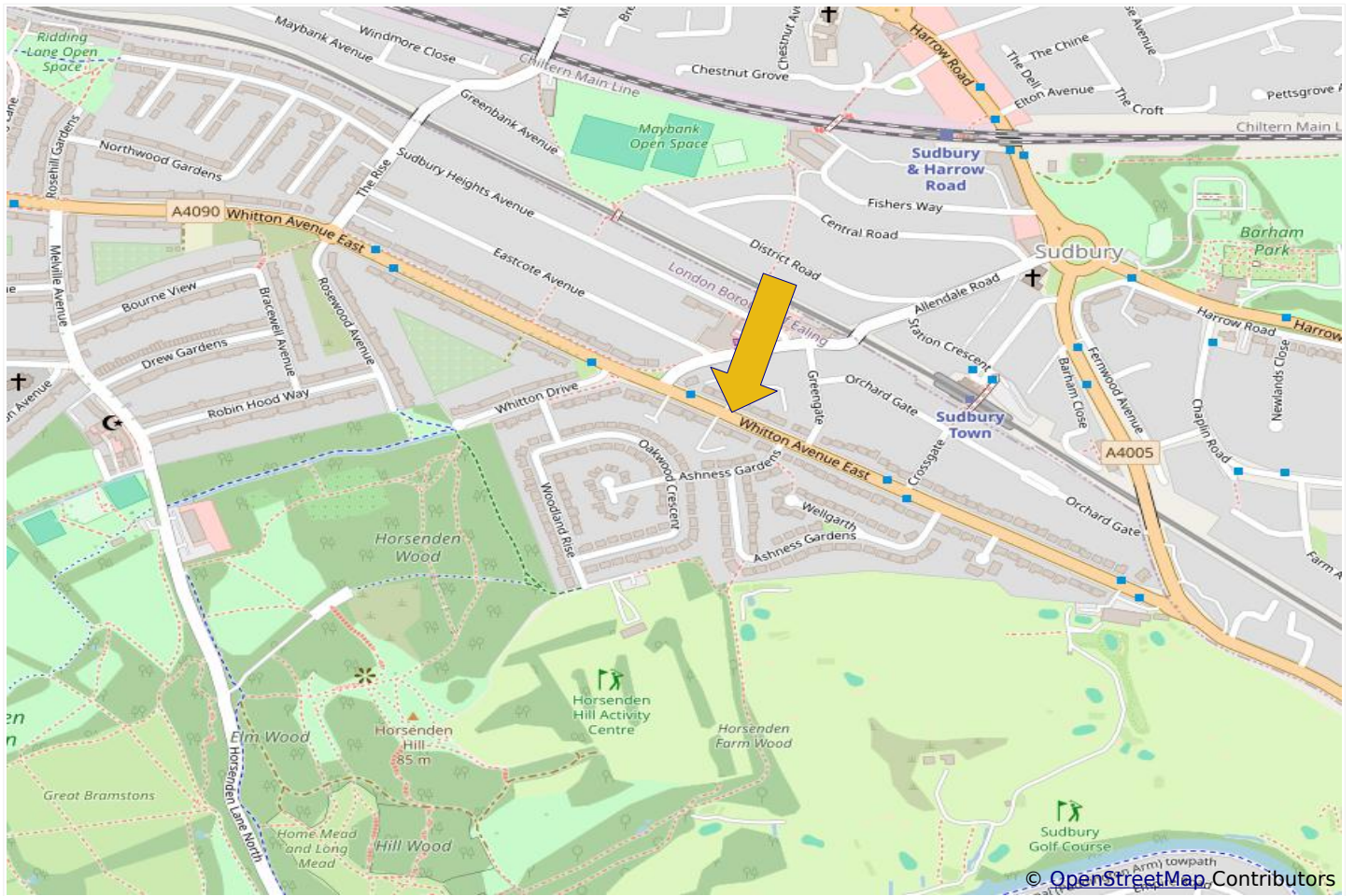
Constructed during the 1930s the property is located in a residential position within  $\frac{1}{4}$  mile of Sudbury Town Piccadilly Line Station on H17 and 487 bus routes and within  $\frac{1}{2}$  mile of schools, shopping and recreational facilities together with Sudbury and Harrow Road Overground Station

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

**\* OPEN PLAN KITCHEN/ RECEPTION ROOM \* RE-FITTED SHOWER ROOM/WC \***

**\* NEW 999 YEAR LEASE AT NIL GROUND RENT \***

**\* NO UPPER CHAIN \***

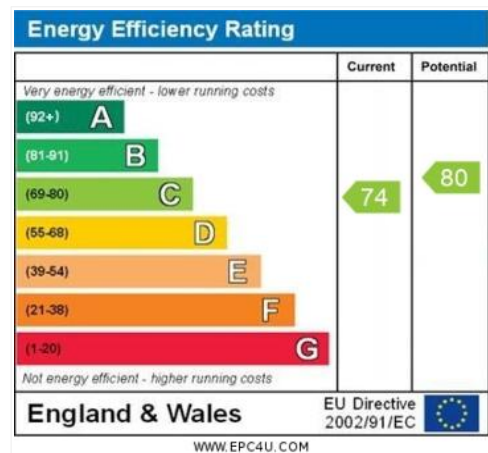






**Lease Information**

The property is being offered with the benefit of a new 999 year lease at peppercorn (zero) ground rent

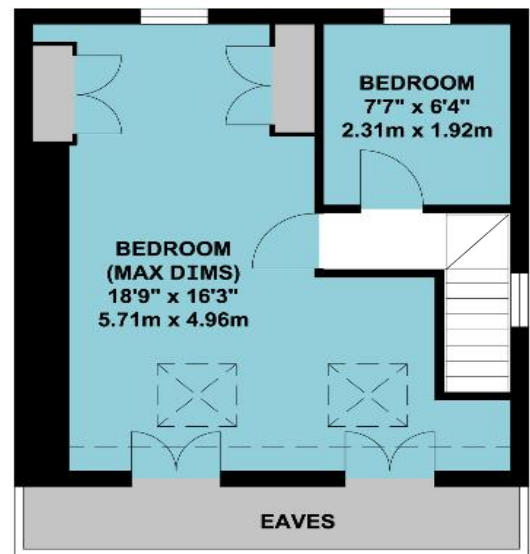




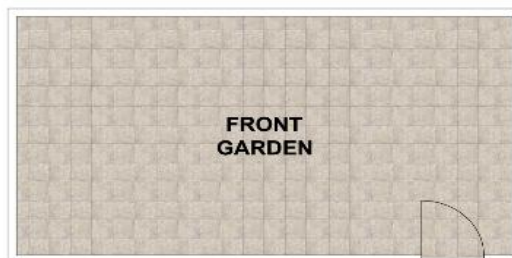
----- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 74.10 SQ. FT / 797.60 SQ. M

COUNCIL TAX BAND B

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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