

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

CLARE COURT, CLARE ROAD, GREENFORD UB6 0DG **£215,000 Leasehold**



SPACIOUS AND WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT

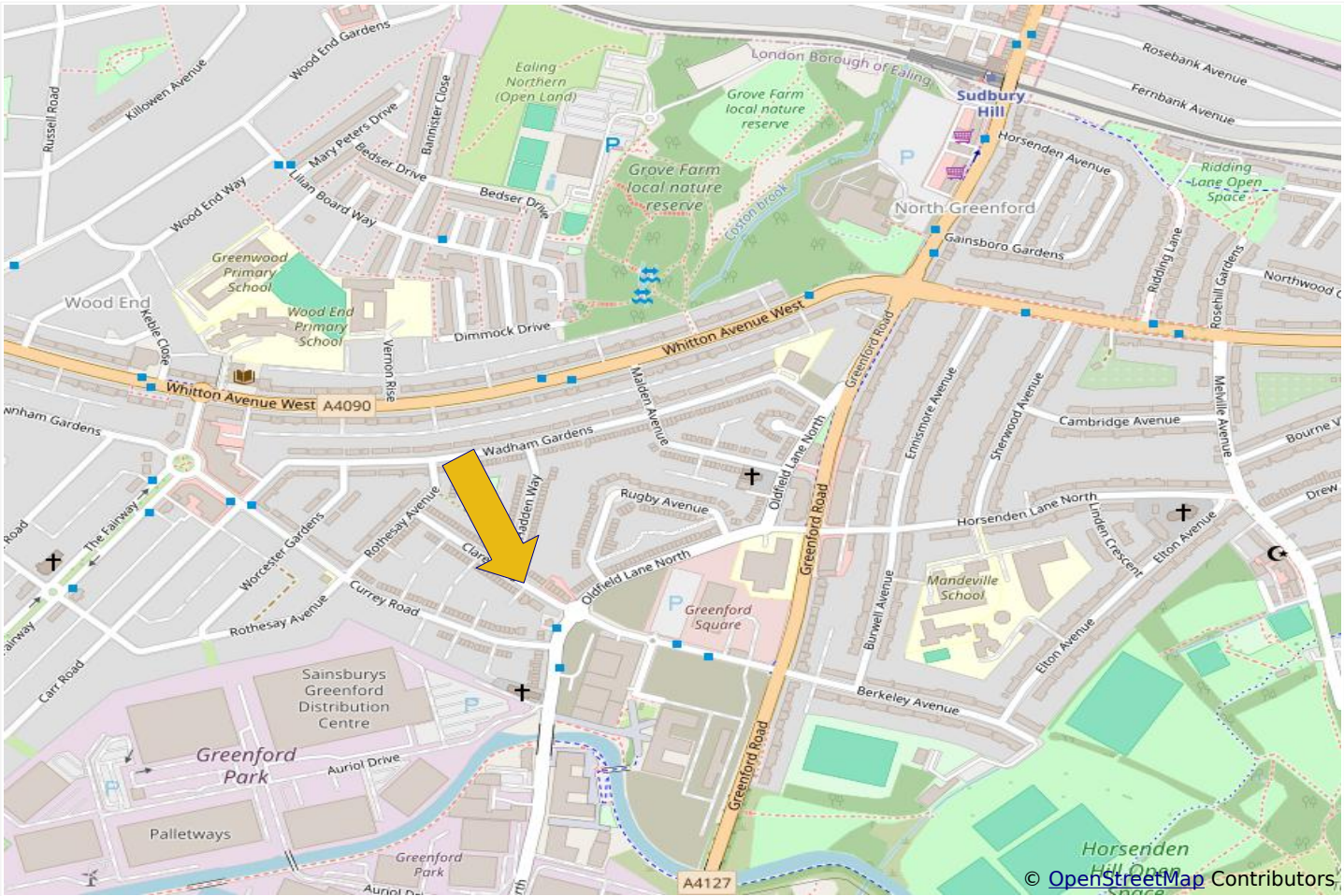
Built in the 1930s the property is located in a convenient residential position within ½ mile of either Sudbury Hill Piccadilly Line or Greenford Central Line Stations. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

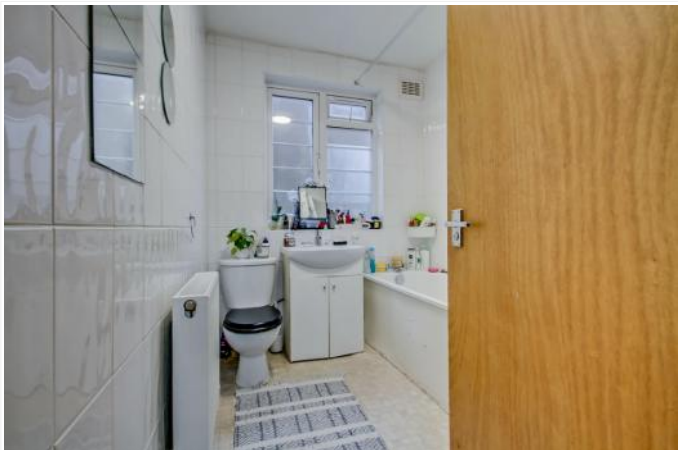
*** uPVC DOUBLE GLAZING ***

*** GAS CENTRAL HEATING ***

*** COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***



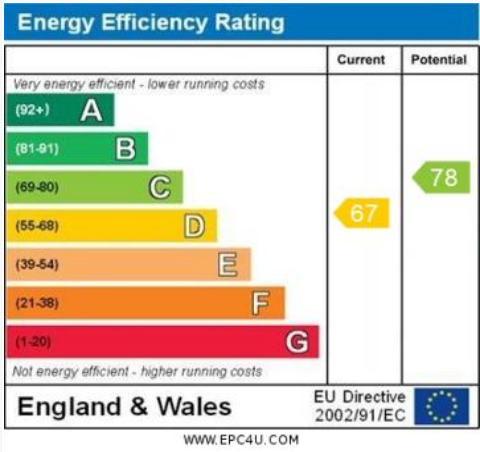


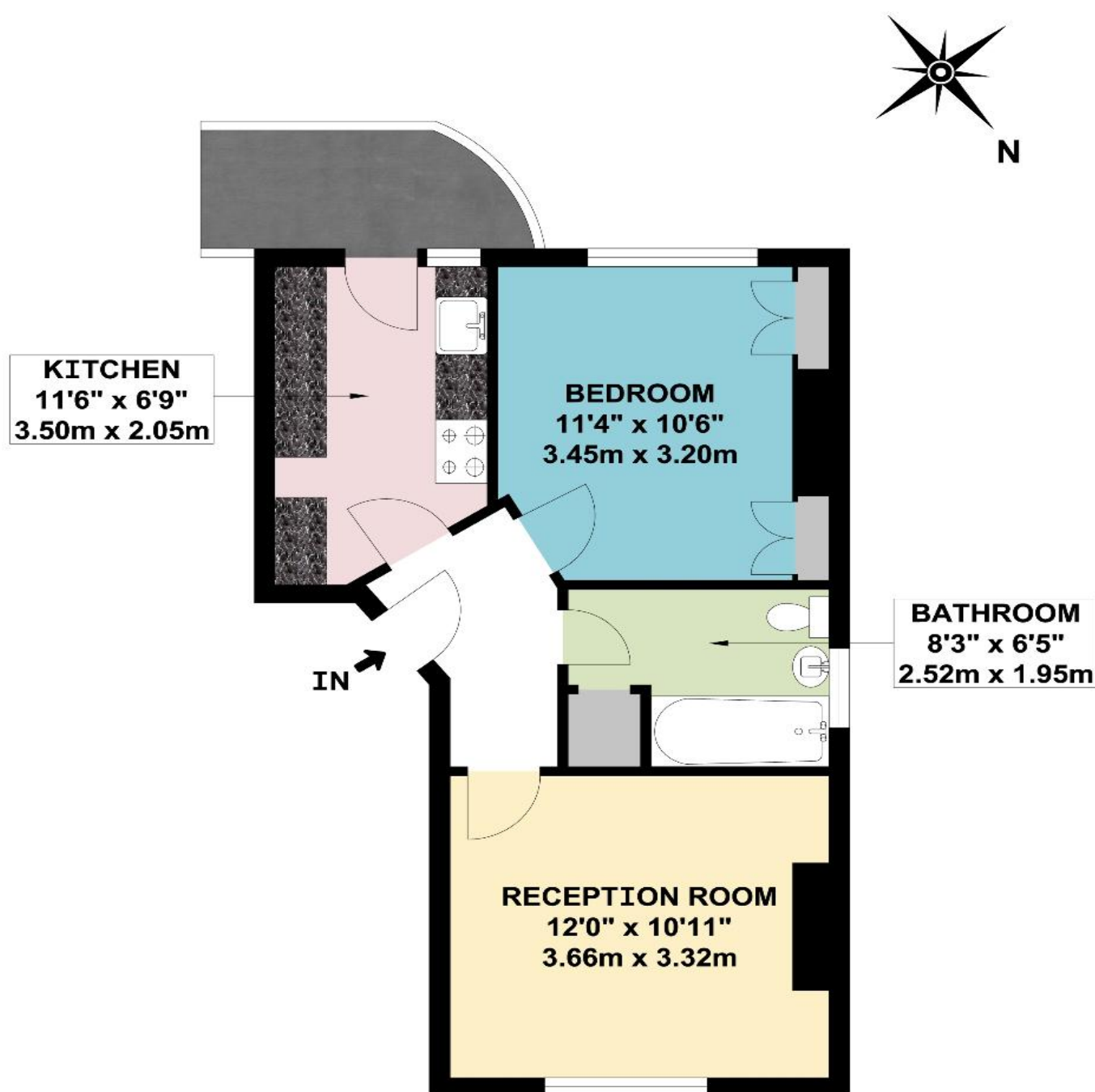
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 29th September 1985 at a ground rent of £50 p.a. rising to £250 pa

Service Charge

The vendor advises that the service charge is currently in the order of £1200pa





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 419.57 SQ. FT / 38.98 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

www.phillipsco.co.uk