

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

CLARE COURT, CLARE ROAD, GREENFORD UB6 0DG **£229,950 Leasehold**



WELL PRESENTED PURPOSE BUILT ONE BEDROOM GROUND FLOOR FLAT

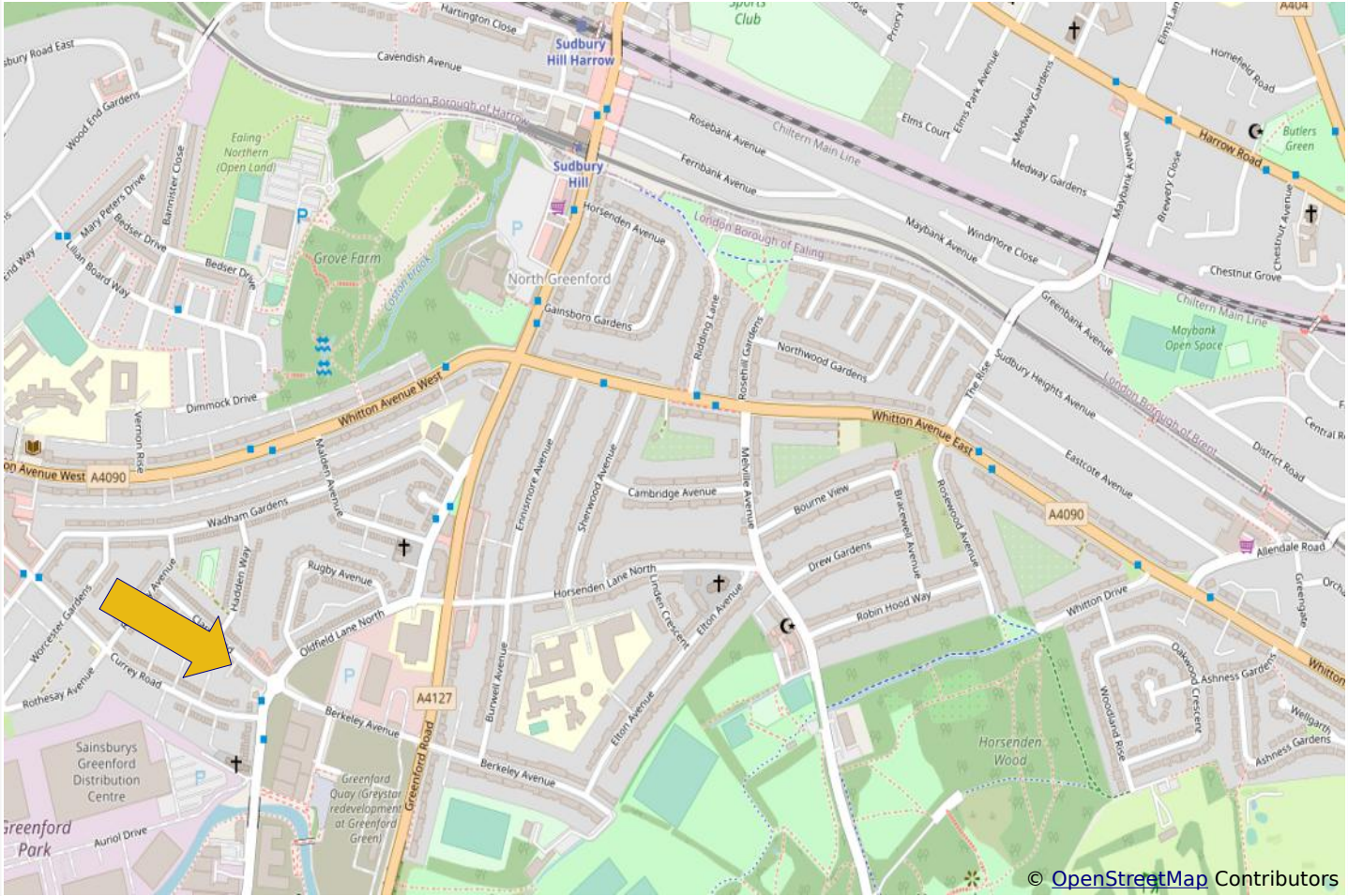
Built in the 1930s the property is located in a convenient residential position within ½ mile of either Sudbury Hill Piccadilly Line or Greenford Central Line Stations. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

*** uPVC DOUBLE GLAZING ***

*** GAS CENTRAL HEATING ***

*** DIRECT ACCESS TO COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***

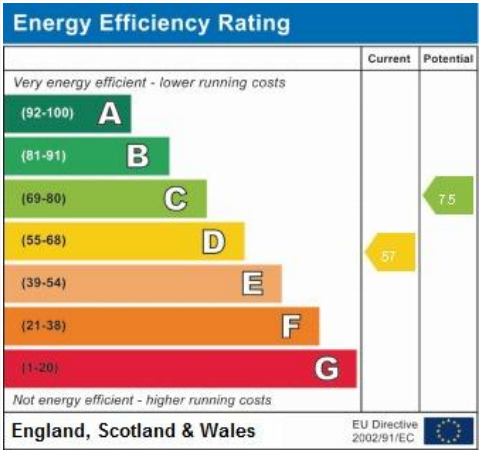


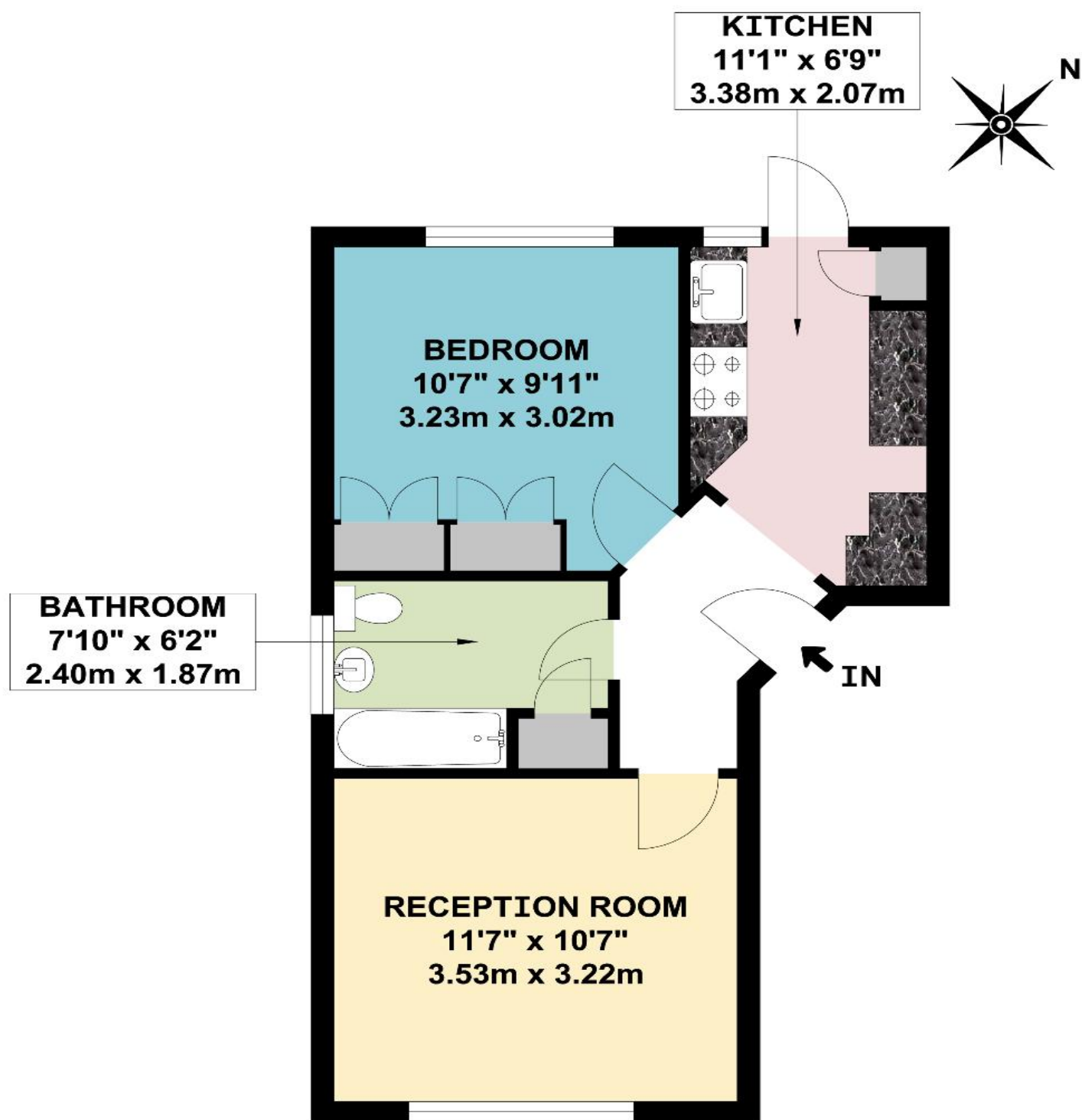


Lease Information

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: The Vendor advises that the current service charge is in the order of £1200pa

Council Tax Band C



**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 5678www.phillipsco.co.uk