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1279 Greenford Road  
Greenford, UB6 0HY

## **GOSHAWK COURT RIDDING LANE GREENFORD UB6 0FL £410,000 Leasehold**



### **SUPERBLY PRESENTED TWO BEDROOM FIRST FLOOR BALCONY FLAT**

Constructed within the last ten years the property is located in an excellent residential position a few hundred yards from Sudbury Hill Piccadilly Line and Chiltern Line stations, H17, 487 & 92 bus routes together with local shopping and recreational facilities.

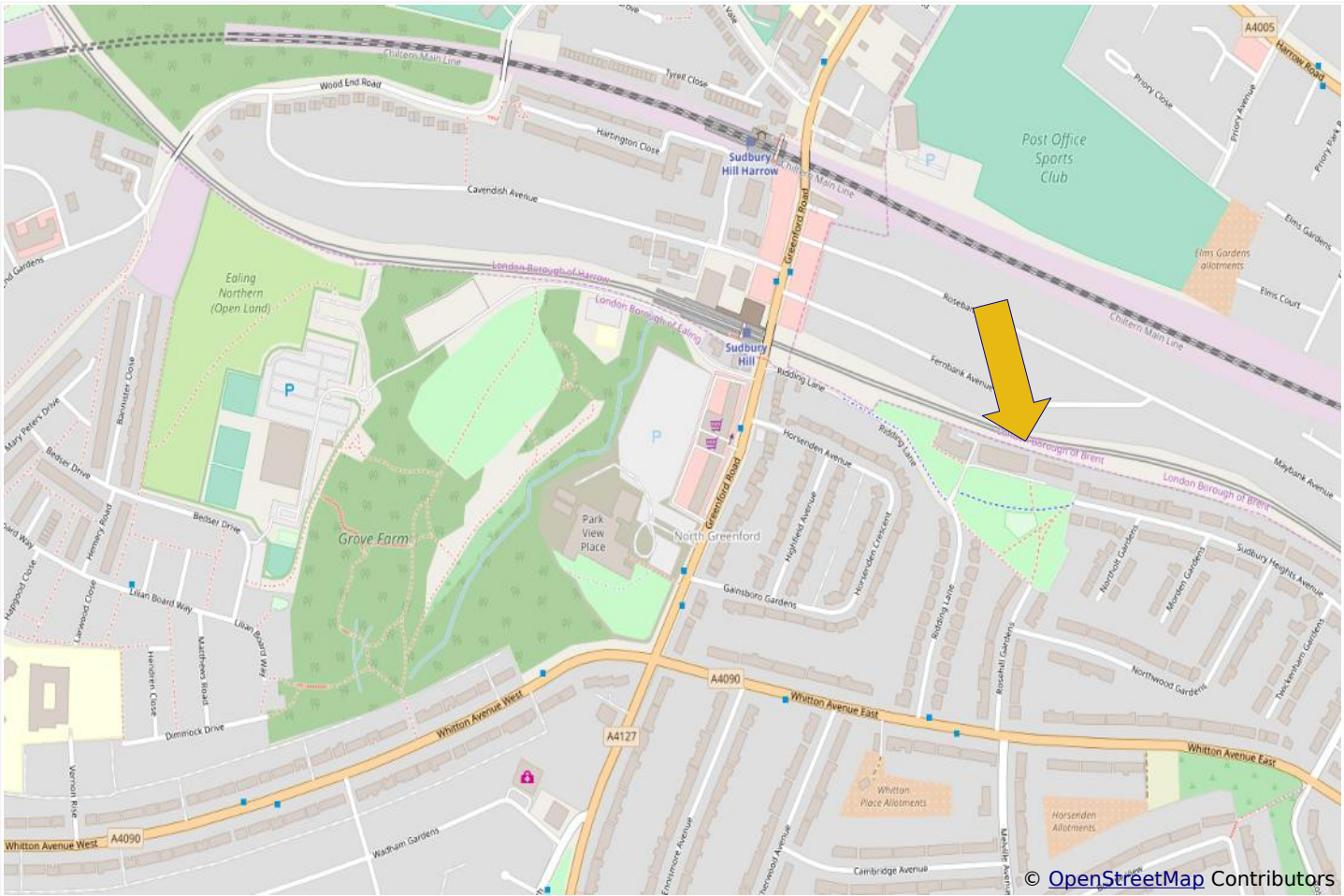
**\* EXCELLENT WEST FACING BALCONY OUTLOOK \***

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

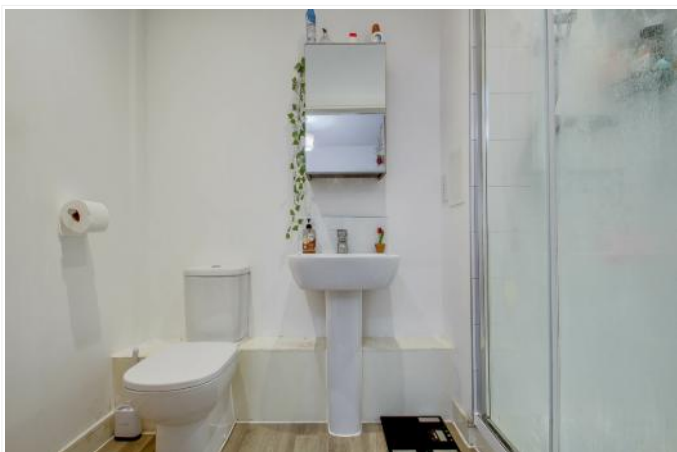
**\* EN-SUITE SHOWER ROOM/WC TO MAIN BEDROOM \***

**\* ALLOCATED PARKING \***







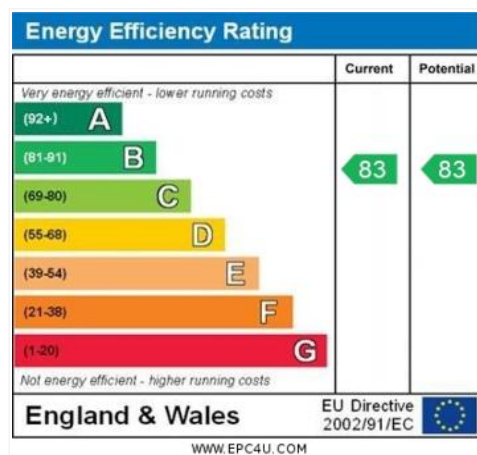


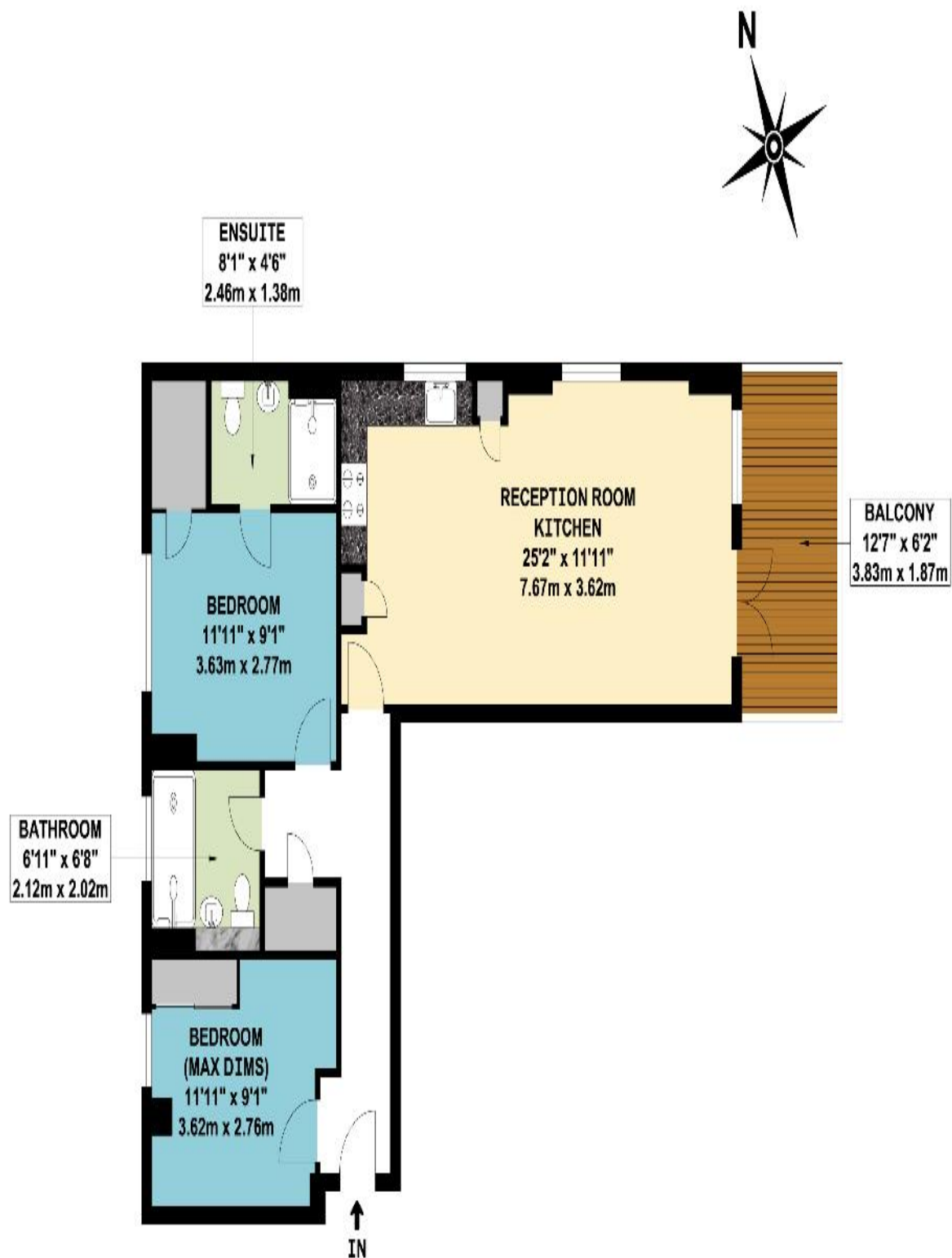
### Lease Information

The property is held on Leasehold Tenure for a term of 175 years from 1<sup>st</sup> January 2017 at a current ground rent of £250.00 p.a.

### Service Charge

The vendor advises that the service charge for the current year is in the sum of £1250.



**FIRST FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 722.25 SQ. FT / 67.10 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**[www.phillipsco.co.uk](http://www.phillipsco.co.uk)