

020 8864 5678

www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HAVERSHAM COURT, HORSENDEN LANE NORTH GREENFORD UB6 7QQ £223,500 Leasehold



MUCH IMPROVED AND EXCEPTIONALLY WELL PRESENTED FIRST FLOOR STUDIO FLAT

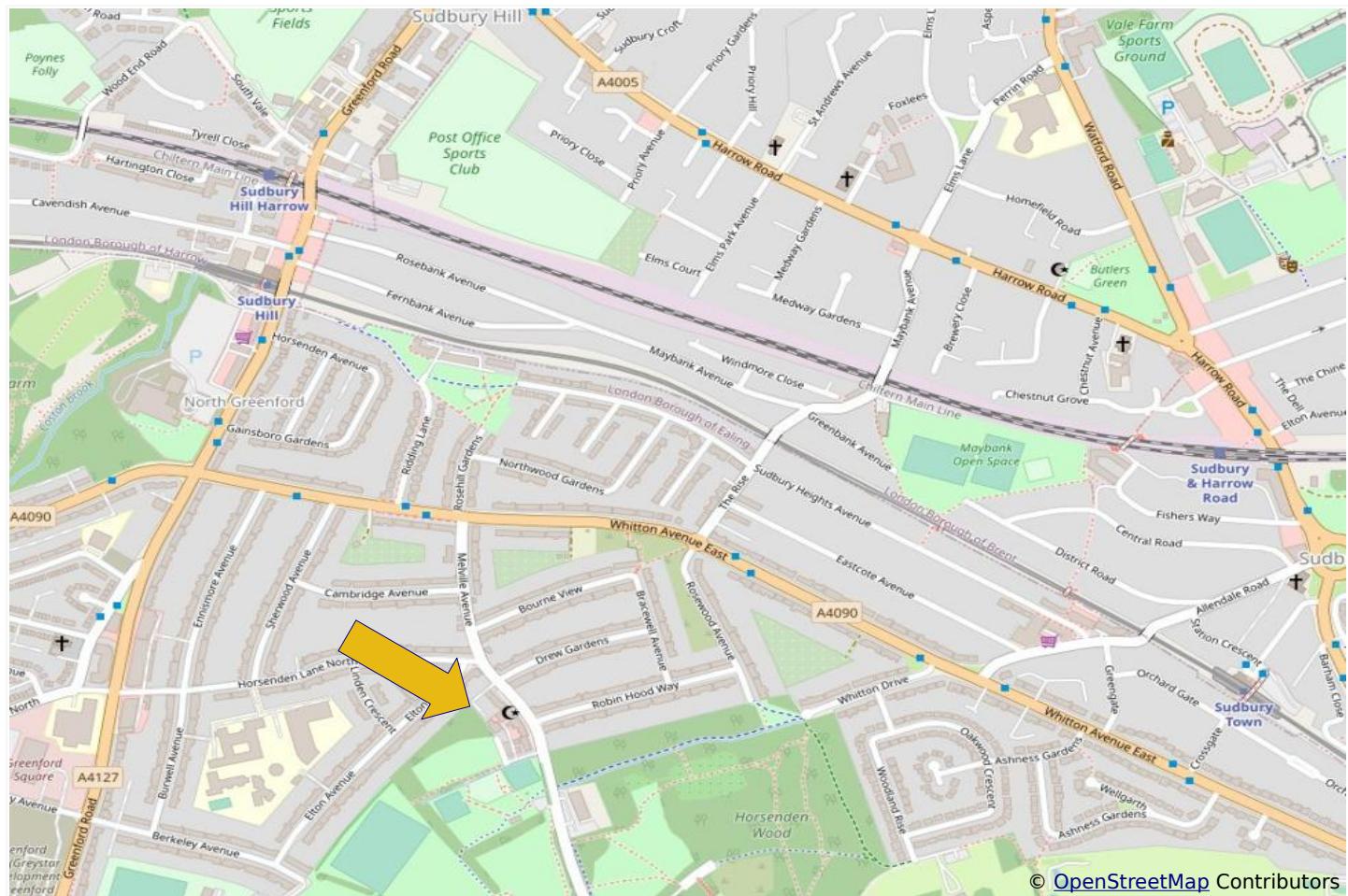
The property is located in a residential position a few hundred yards from Horsenden Hill open space and approximately $\frac{3}{4}$ mile from Sudbury Hill Piccadilly Line Station (Zone 4) and Sudbury Hill Harrow Chiltern Line Station. Local shops, H17 and 92 bus routes are all within $\frac{1}{2}$ mile.

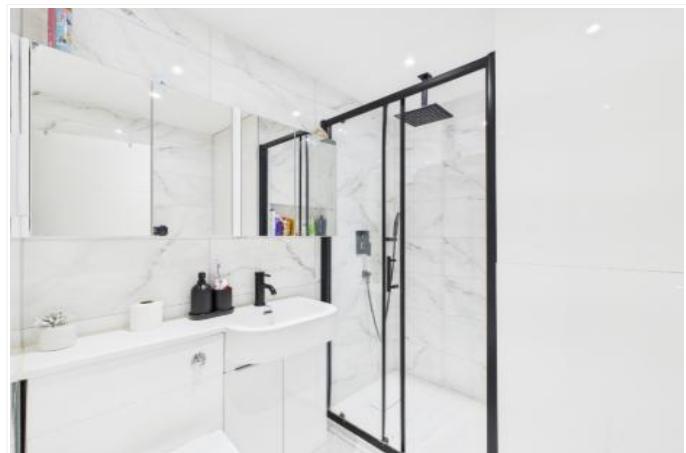
*** ADJACENT TO HORSENDEN HILL OPEN SPACE ***

*** DOUBLE GLAZING * SEPARATE BEDROOM AREA ***

*** SOUTH FACING REAR BALCONY ***

*** ALLOCATED PARKING SPACE ***





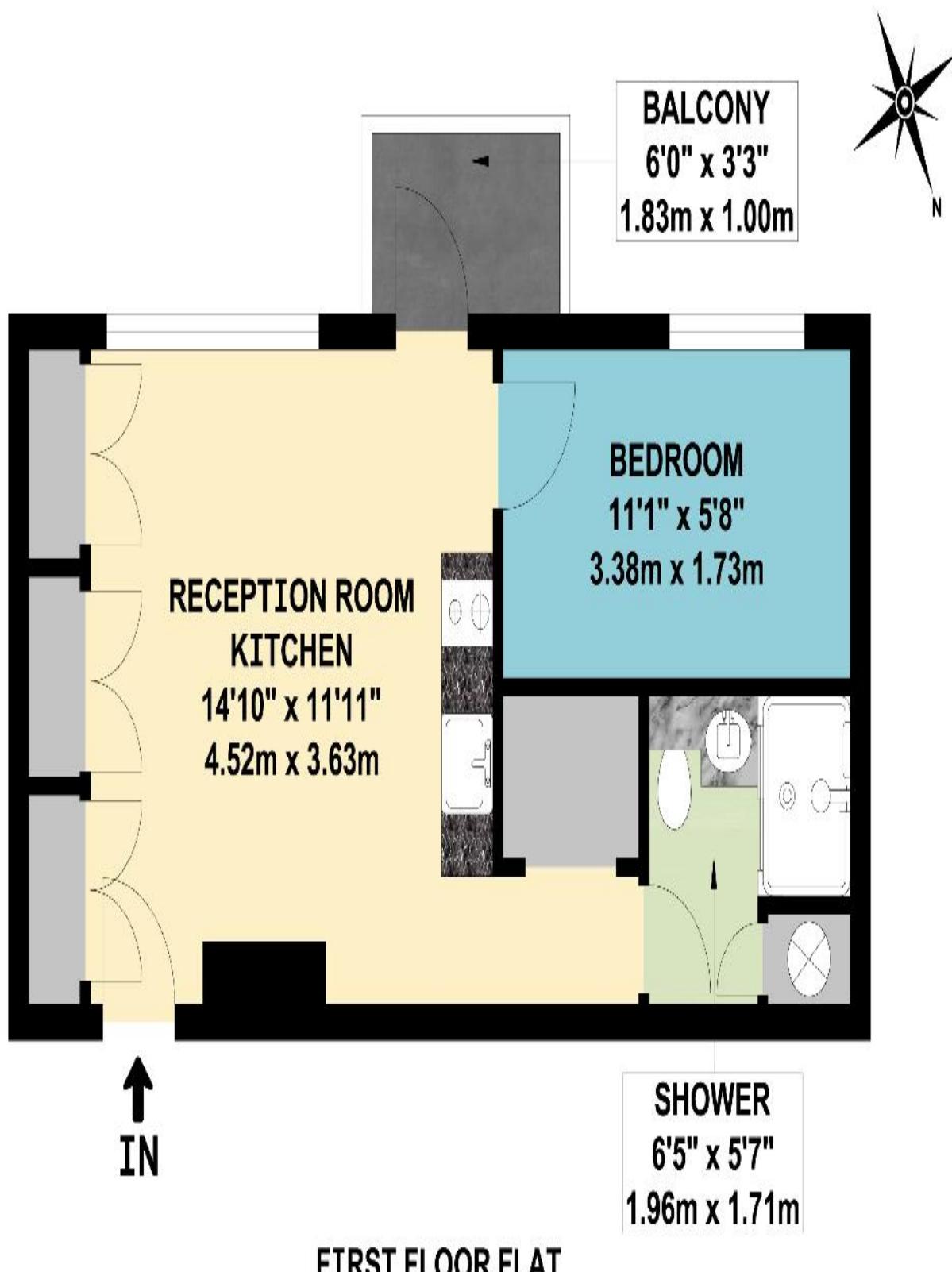
Lease Information

The property is held on Leasehold Tenure for a term of 189 years from 22nd December 1998 at a ground rent of £00 p.a.

We are informed that the current service charge is £140.00 per calendar month.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-81)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



APPROX. GROSS INTERNAL FLOOR AREA 313.44 SQ. FT / 29.12 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 333.14 SQ. FT / 30.95 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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