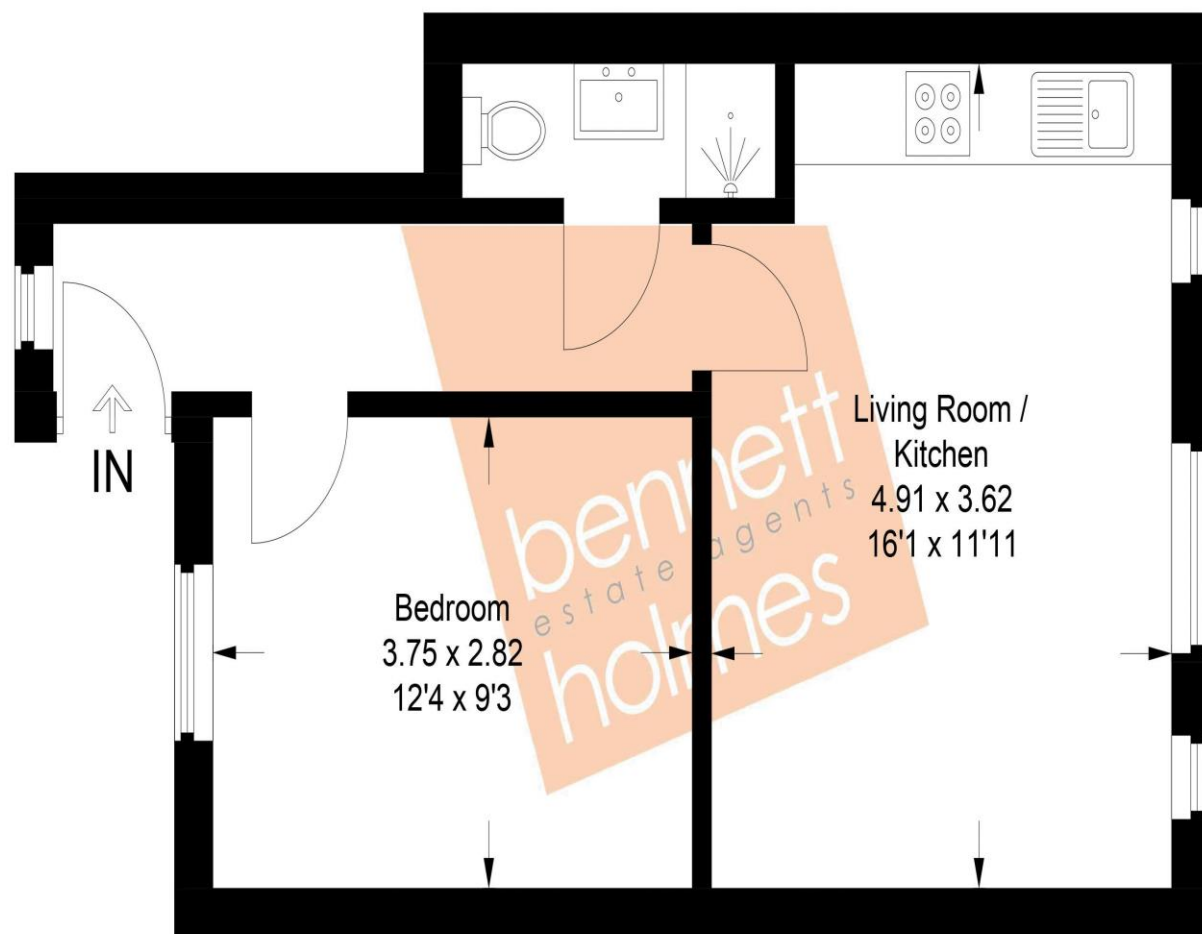


Greenford Road

Approximate Gross Internal Area = 36.3 sq m / 391 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Leasehold
There are 108 years remaining on the lease
125 years from 1 May 2008
Service charge- £450 PA
Ground rent- £100 PA
Borough of Harrow
Council tax band B - £1863
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Greenford Road Harrow HA1 3QN

Price Guide: £179,000



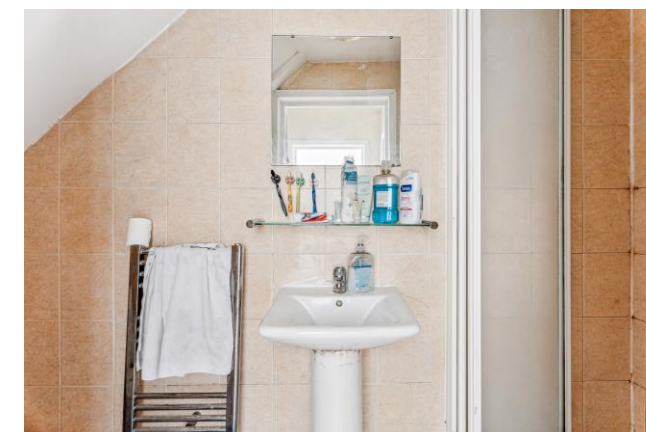
Bennett Holmes are pleased to offer this one bedroom flat situated over the shops on the Greenford Road. The property is located moments away from shopping and transport facilities to include Sudbury Hill Underground Station (Piccadilly Line) and Sudbury Hill Railway Overground Station (Chiltern Railways). Other benefits include open plan lounge/kitchen, 108 years remaining on the lease, gas central heating and double glazed windows. The property is available for cash buyers only and there is no upper chain.



- ONE BEDROOM FLAT
- FLAT ABOVE SHOPS ON GREENFORD ROAD
- MOMENTS TO SUDBURY HILL TUBE
- MOMENTS TO SUDBURY HILL OVERGROUND STATION
- OPEN PLAN KITCHEN/ LOUNGE
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- 108 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**Greenford Road
Harrow
HA1 3QN**

Price Guide: £179,000



Accommodation

The accommodation is accessed via external stairs to first floor to own front door. Front door opens to the entrance hall with doors to a double bedroom, the shower room and the open plan kitchen/ lounge. The kitchen is fitted with wall and base level units, sink and drainer, integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine and space for a fridge/ freezer.

Benefits include gas central heating and double glazed windows.

Leasehold - There are 108 years remaining on the lease

125 years from 1 May 2008

Service charge- £450 PA Ground rent- £100 PA

Borough of Harrow

Council tax band B - £1863

