

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

JEM PATERSON COURT HARTINGTON CLOSE HARROW HA1 3RR £120,000 Leasehold



AN EXCELLENT FIRST FLOOR ONE BEDROOM RETIREMENT FLAT

The property is located within 1/4 mile of Sudbury Hill and Harrow Chiltern Line Station and just a few hundred yards from Sudbury Hill Piccadilly Line Station, local shopping facilities, 92 and H17 bus routes.

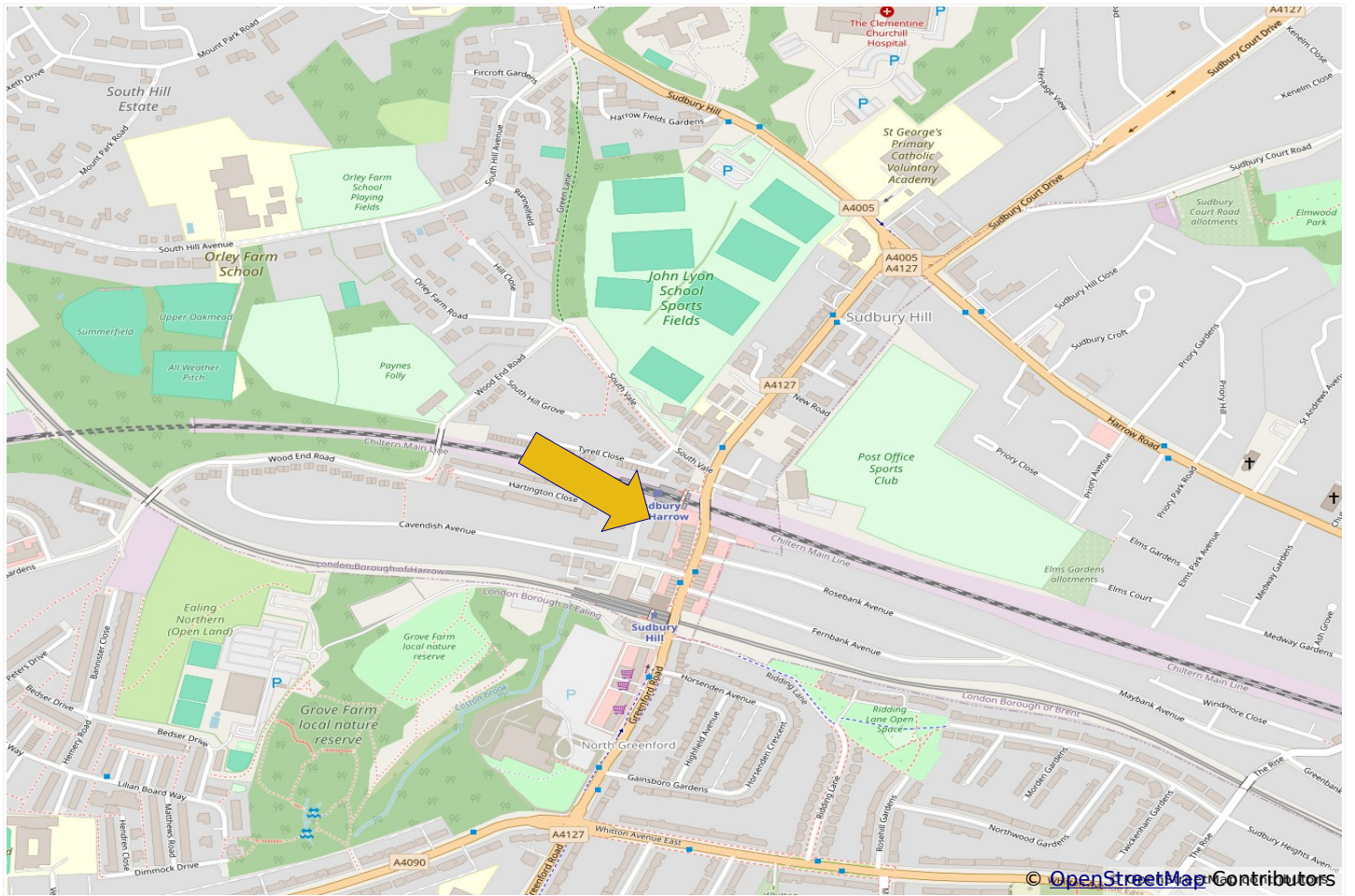
*** OFF-PEAK ELECTRIC HEATING * RE-FITTED KITCHEN ***

*** 18' LOUNGE * RE-FITTED SHOWER ROOM/WC**

*** ENTRY PHONE SYSTEM * ASSISTANCE ALARM * LIFT ***

*** OFF STREET PARKING * COMMUNAL GARDENS * RESIDENTS' LOUNGE ***

*** MINIMUM AGE RESTRICTION OF 60 YEARS ***





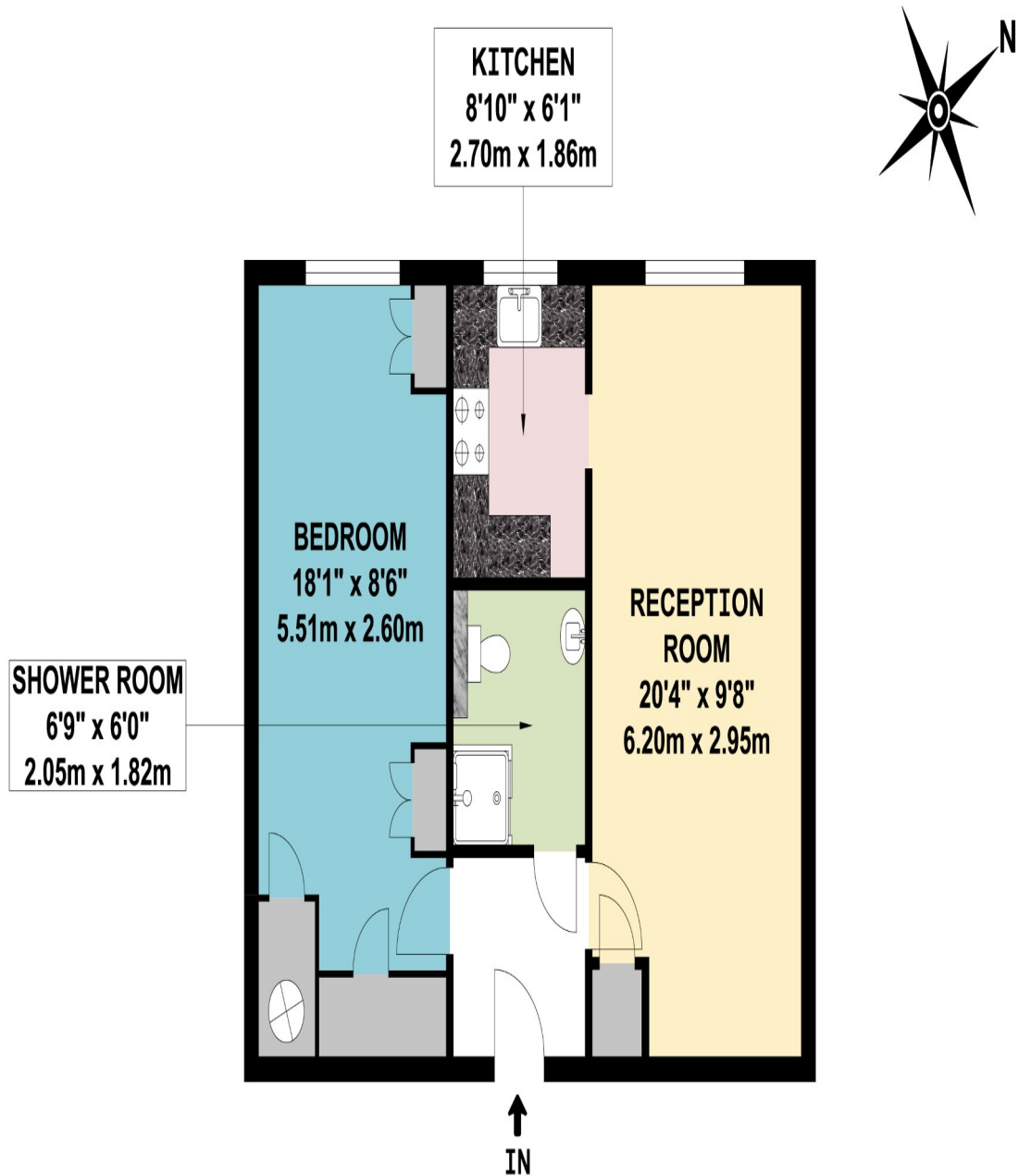
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st January 1986 at a ground rent of £13.67 p.a.

Service Charge

We are advised that the service charge for the twelve months to 31st March 2026 is £3989.58

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 511.93 SQ. FT / 47.56 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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