

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

BREWERY CLOSE, WEMBLEY HA0 2XA **£199,950 Leasehold**



WELL PRESENTED GROUND FLOOR ONE BEDROOM FLAT

Built about 30 years ago, the property is located in a residential position about $\frac{1}{2}$ mile from Sudbury Town Piccadilly Line (zone 4) station and just over $\frac{1}{4}$ mile from Sudbury and Harrow Chiltern Branch Line station. 92 and H17 bus routes are within approximately $\frac{1}{4}$ mile together with local shops and open spaces

*** DOUBLE GLAZING * CENTRAL HEATING ***

*** OPEN PLAN KITCHEN / RECEPTION ROOM ***

*** REFITTED SHOWER ROOM ***

*** PERMIT PARKING FOR 2 CARS ***

*** NO UPPER CHAIN ***



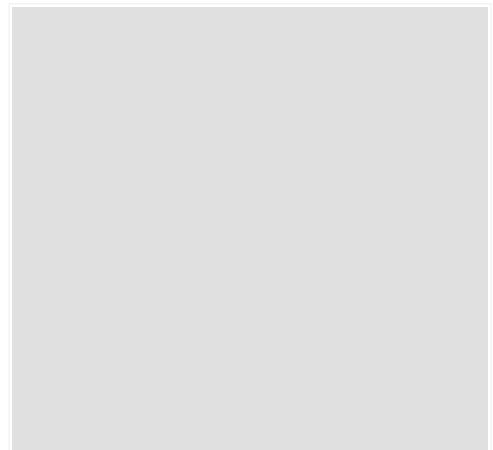


Lease Information

The property is held on Leasehold Tenure. There is an unexpired term of 62 years remaining on the lease.

Service Charge

We are informed that the service charge is approximately £900 per annum





GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 308.17 SQ. FT / 28.63 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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