

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

**JEM PATERSON COURT, HARTINGTON CLOSE,
HARROW HA1 3RR
£145,000 Leasehold**



**AN EXCELLENT SECOND 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.

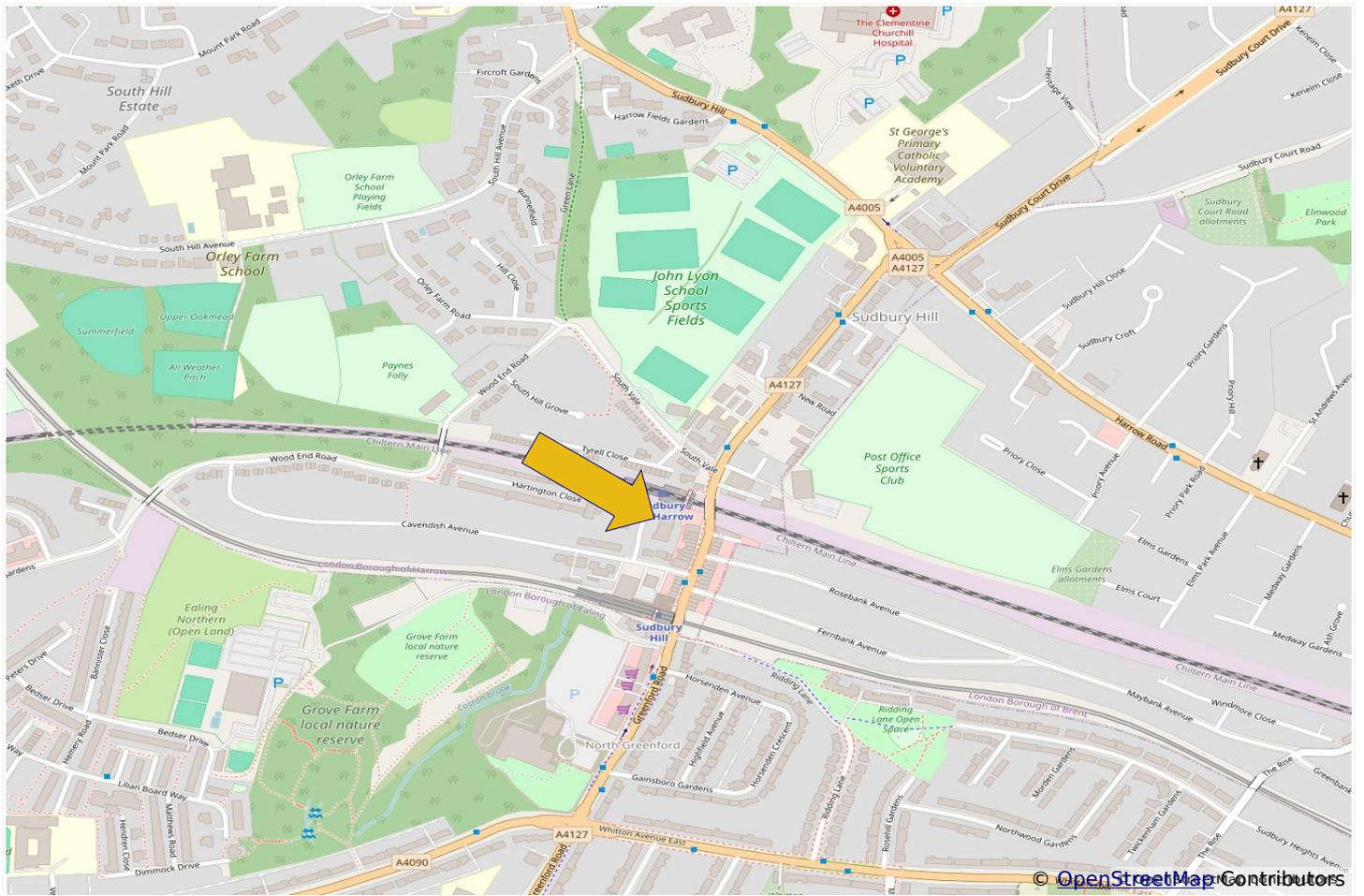
*** OFF-PEAK ELECTRIC HEATING * RE-FITTED KITCHEN ***

*** 24' LOUNGE * RE-FITTED BATHROOM/WC ***

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

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

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





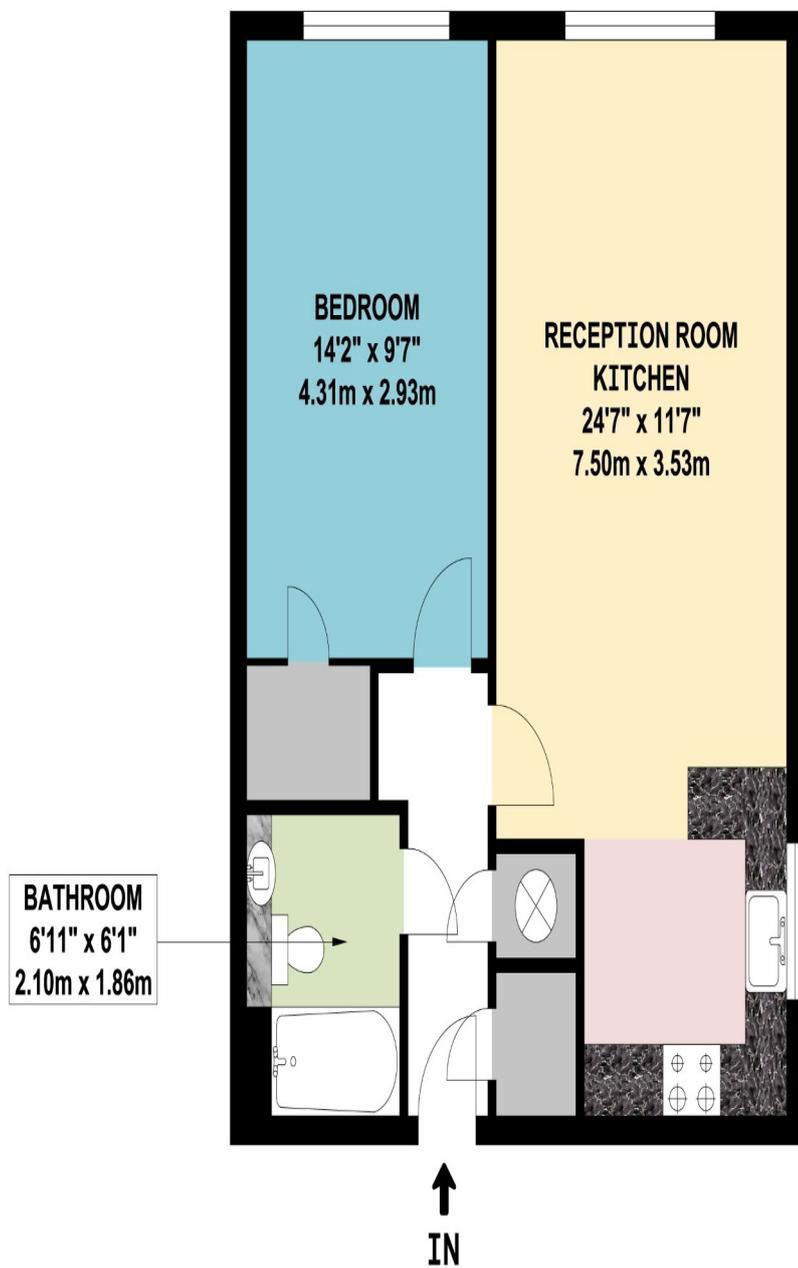
Lease Information

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 202 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>			



SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 530.33 SQ. FT / 49.27 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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