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1279 Greenford Road  
Greenford, UB6 0HY

## **STANLEY AVENUE, GREENFORD, UB6 8NW** **£299,950 Leasehold**



### **PURPOSE BUILT TWO BEDROOM GROUND FLOOR MAISONETTE**

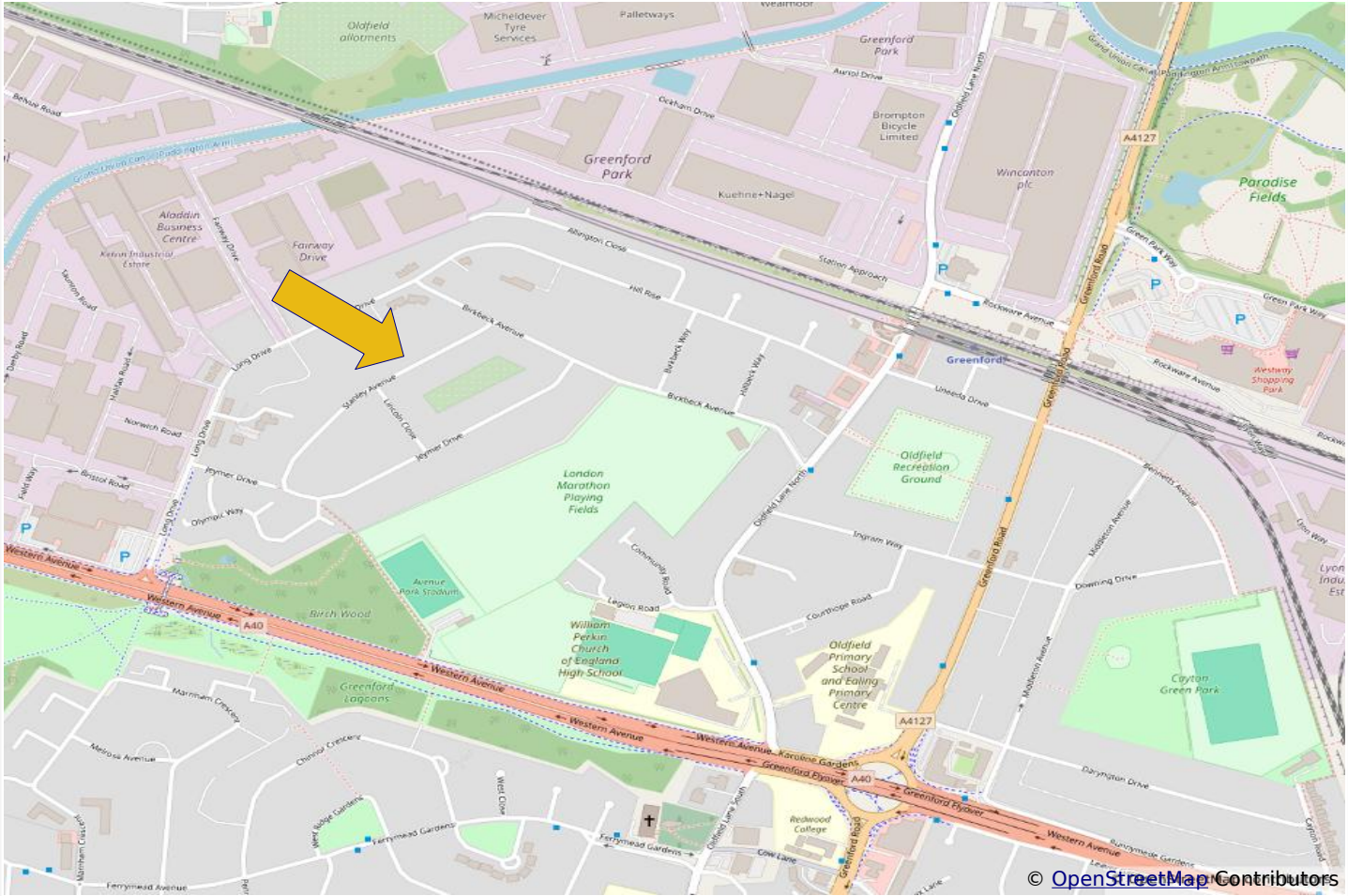
Constructed during the 1930s the property is located in an excellent residential position approximately ¼ mile from Greenford (Zone 4 ) Central Line and Overground Station, excellent local shopping facilities and 92 bus route.

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* 154 YEAR LEASE AT NIL GROUND RENT \***

**\* 50' SOUTH FACING REAR GARDEN \* OFF-STREET PARKING \***

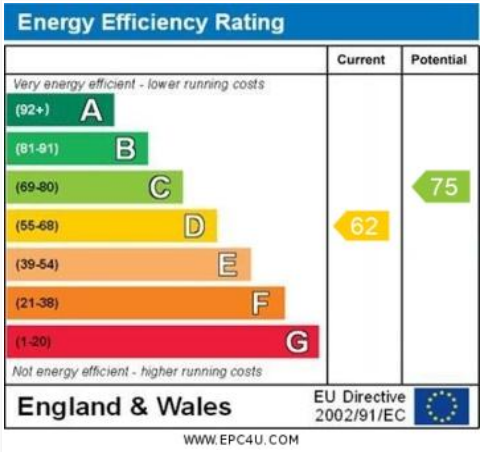
**\* NO UPPER CHAIN \***

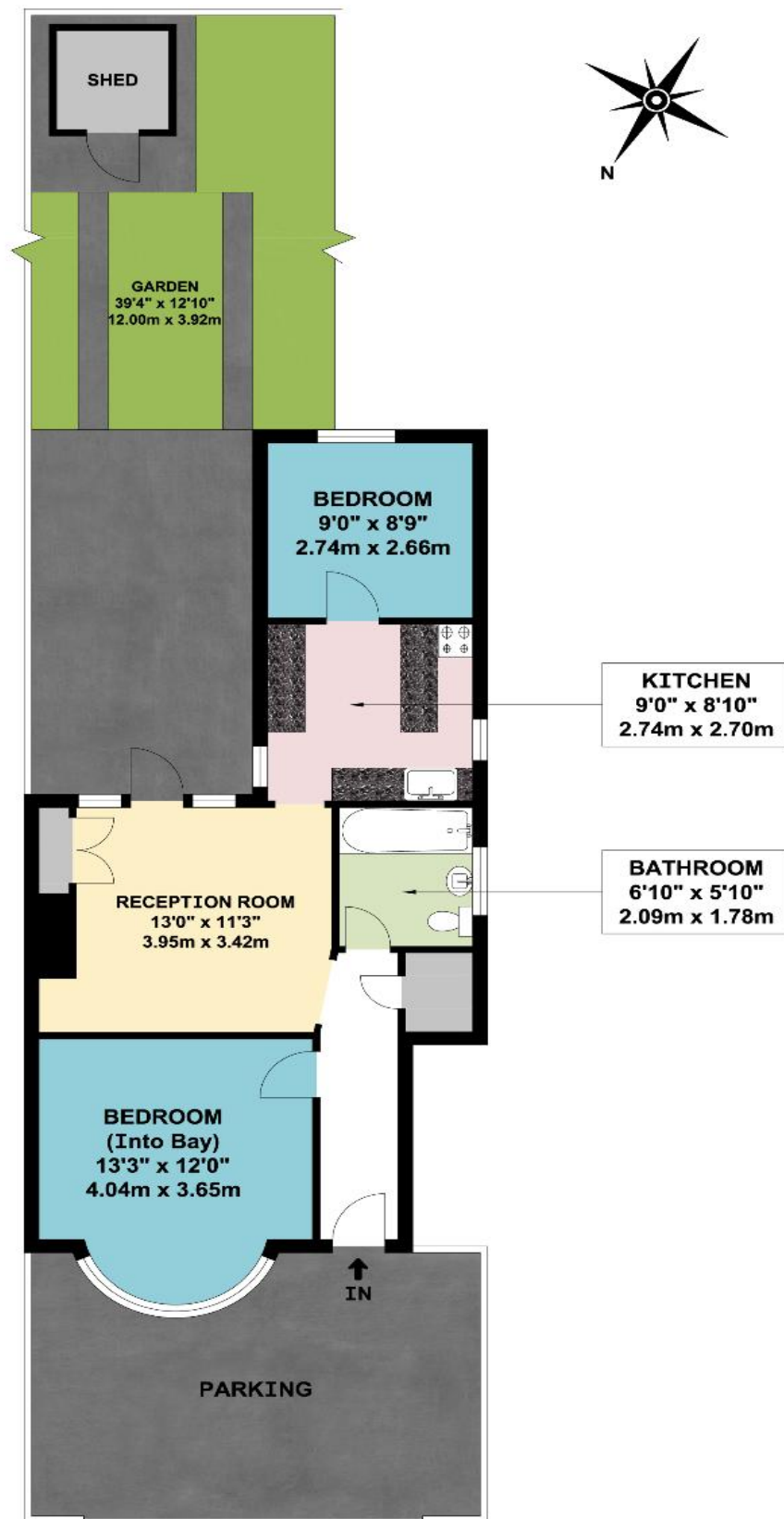




**Lease Information**

The property is held on Leasehold Tenure for a term of 198 years from 13<sup>th</sup> April 1981 at a ground rent of £00 p.a.



**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 559.72 SQ. FT / 52.00 SQ. M

**COUNCIL TAX BAND C**

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**[www.phillipsco.co.uk](http://www.phillipsco.co.uk)