

020 8864 5678

www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

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



PURPOSE BUILT TWO BEDROOM GROUND FLOOR MAISONETTE

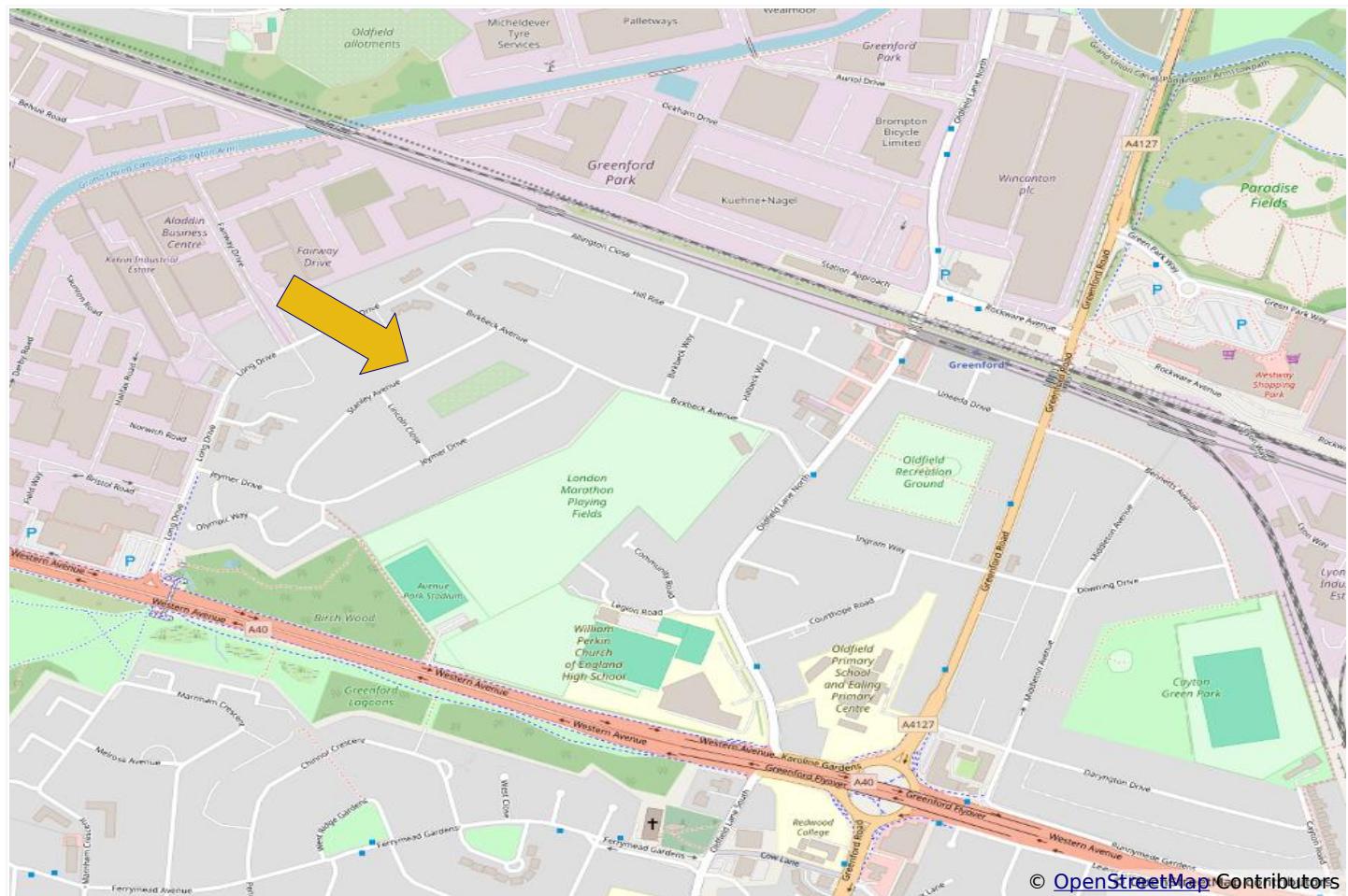
Constructed during the 1930s the property is located in an excellent residential position approximately $\frac{1}{4}$ mile from Greenford (Zone 4) Central Line and Overground Station, excellent local shopping facilities and 92 bus route.

* GAS CENTRAL HEATING * DOUBLE GLAZING *

* 154 YEAR LEASE AT NIL GROUND RENT *

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

* NO UPPER CHAIN *



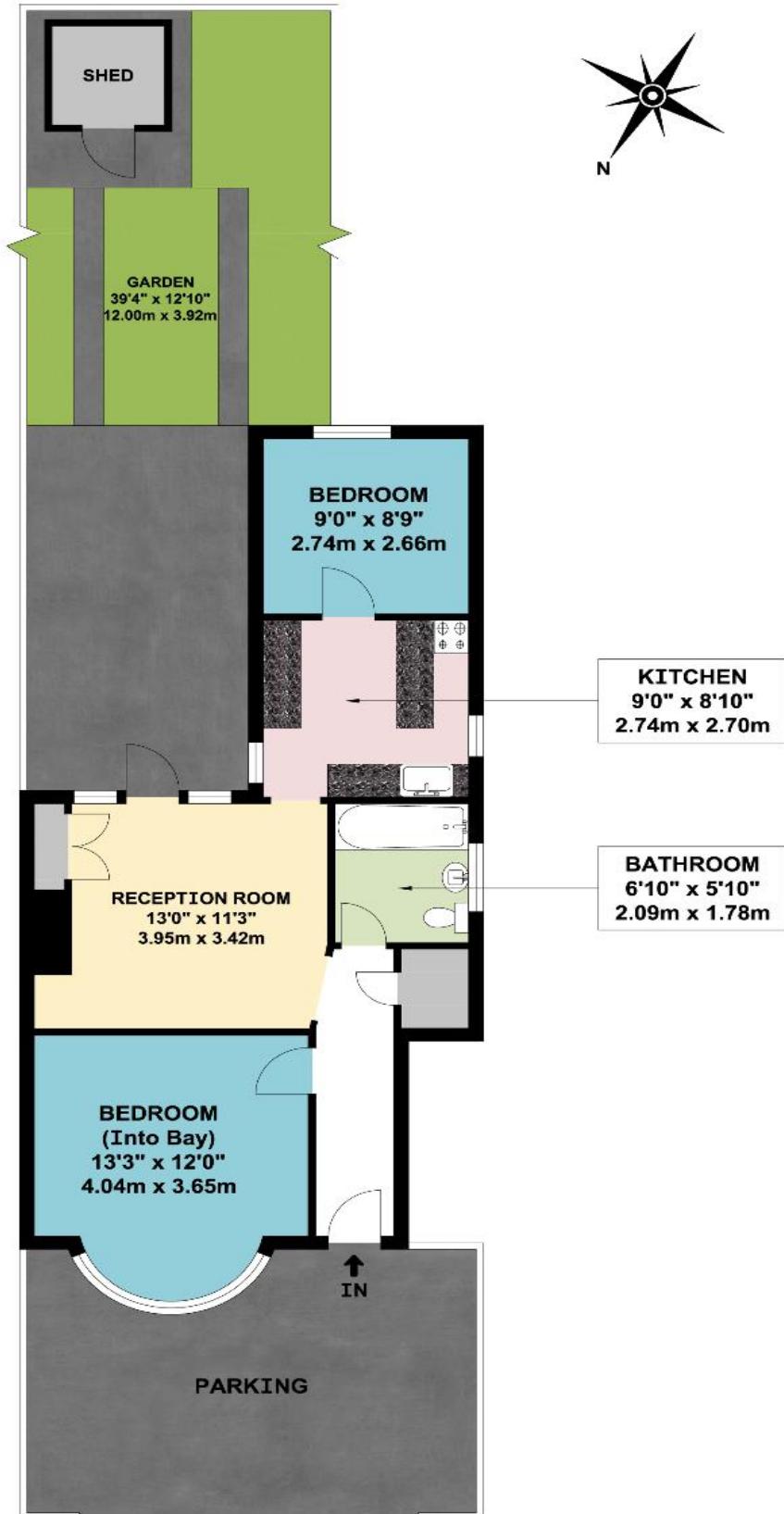


Lease Information

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-81)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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

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