

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

GREVILLE COURT, SOUTH VALE, HARROW HA1 3PL £350,000 Leasehold



SPACIOUS AND WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT

Constructed during the 1960s, the property is located within a few hundred yards of Sudbury Hill Chiltern Line Station and approximately ¼ mile from Sudbury Hill Piccadilly Line zone 4 station, local shops and the David Lloyd Leisure Centre. H17 and 92 bus stops are located adjacent to the property

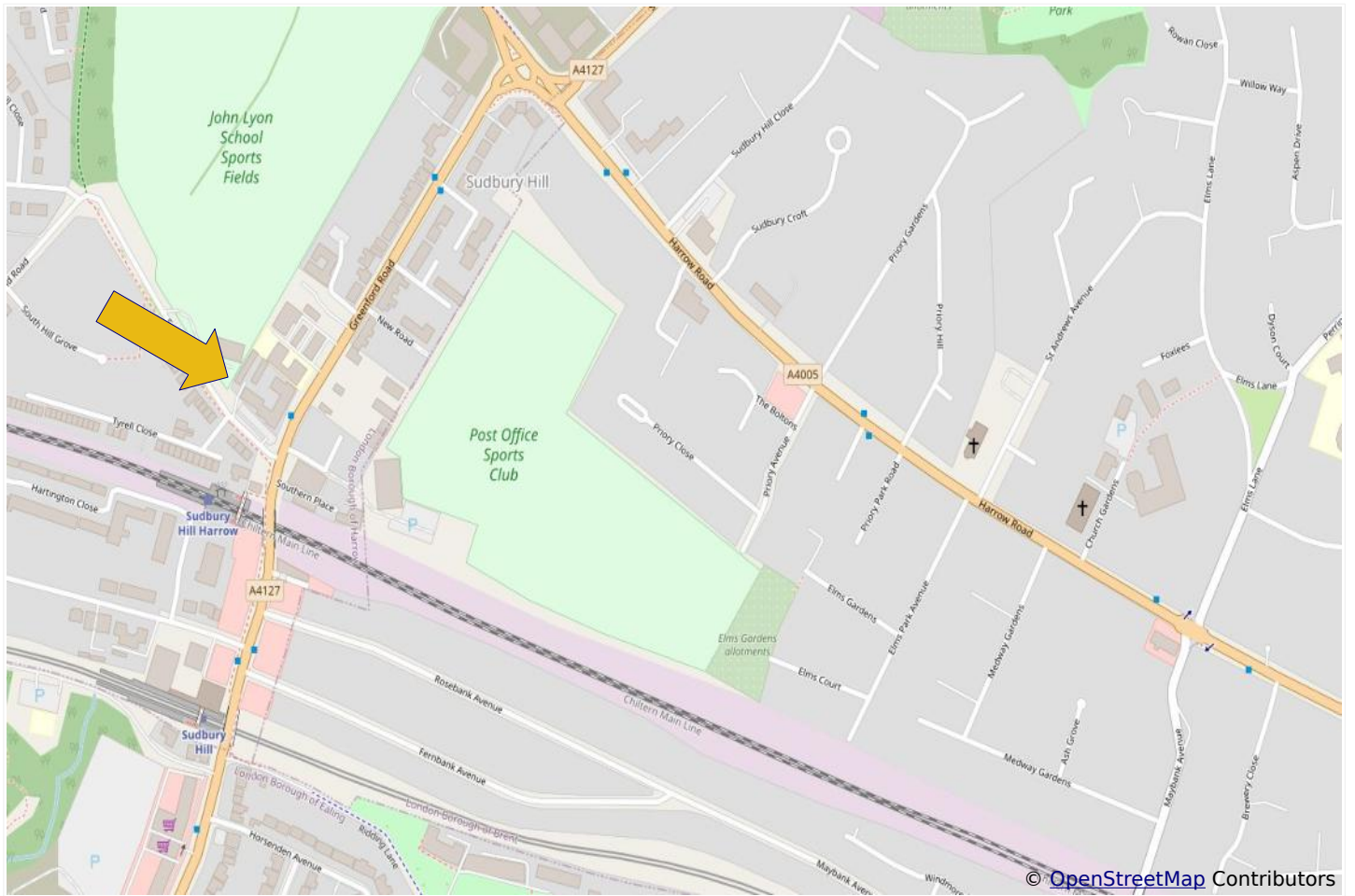
*** 900+ YEARS LEASE ***

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

*** TWO DOUBLE BEDROOMS * 17'3 RECEPTION ROOM ***

*** COMMUNAL GARDENS * GARAGE IN BLOCK ***

*** NO UPPER CHAIN ***





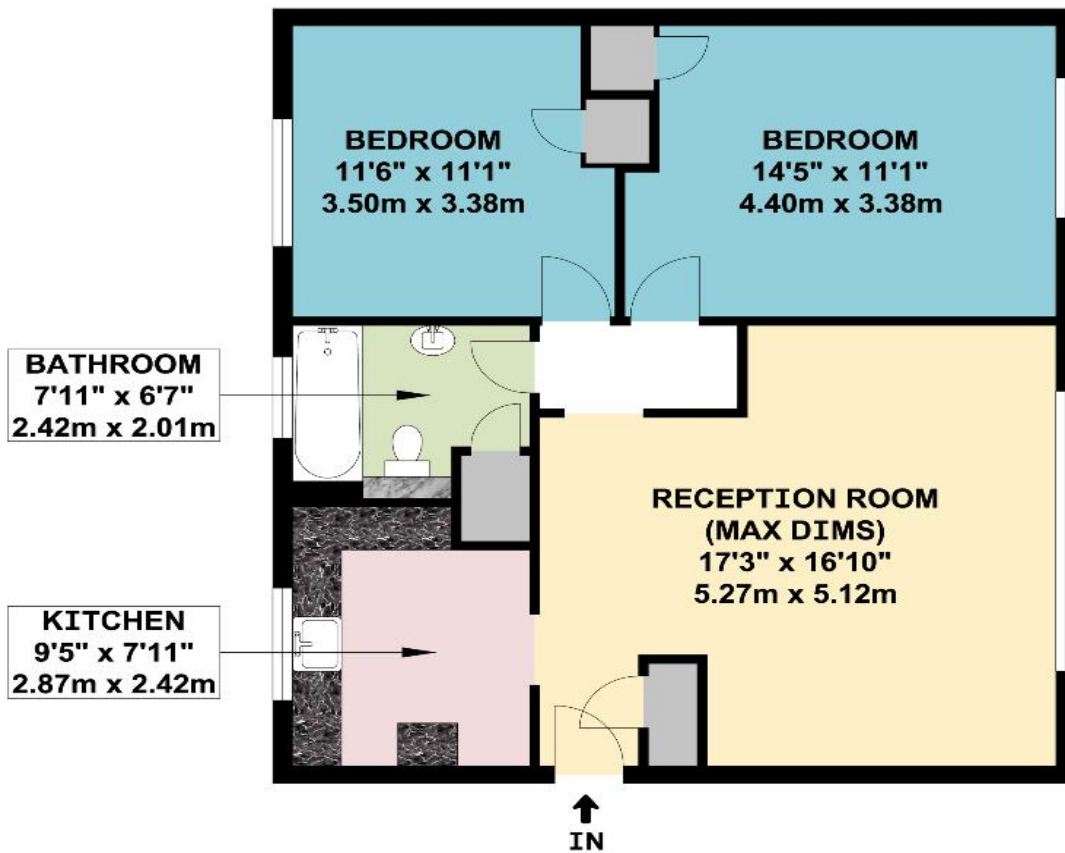
Lease Information

The property is held on Leasehold Tenure for a term of 999 years from 24th June 1964 at nil ground rent.

Service Charge

We are advised by the vendor that the service charge for the current year is in the sum of £1,500

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



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 721.82 SQ. FT / 67.06 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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