PHILLIPS & CO
Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

# JEM PATERSON COURT, HARTINGTON CLOSE, HARROW, HA1 3RR
# £125,000 Leasehold



## STYLISH THIRD 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.

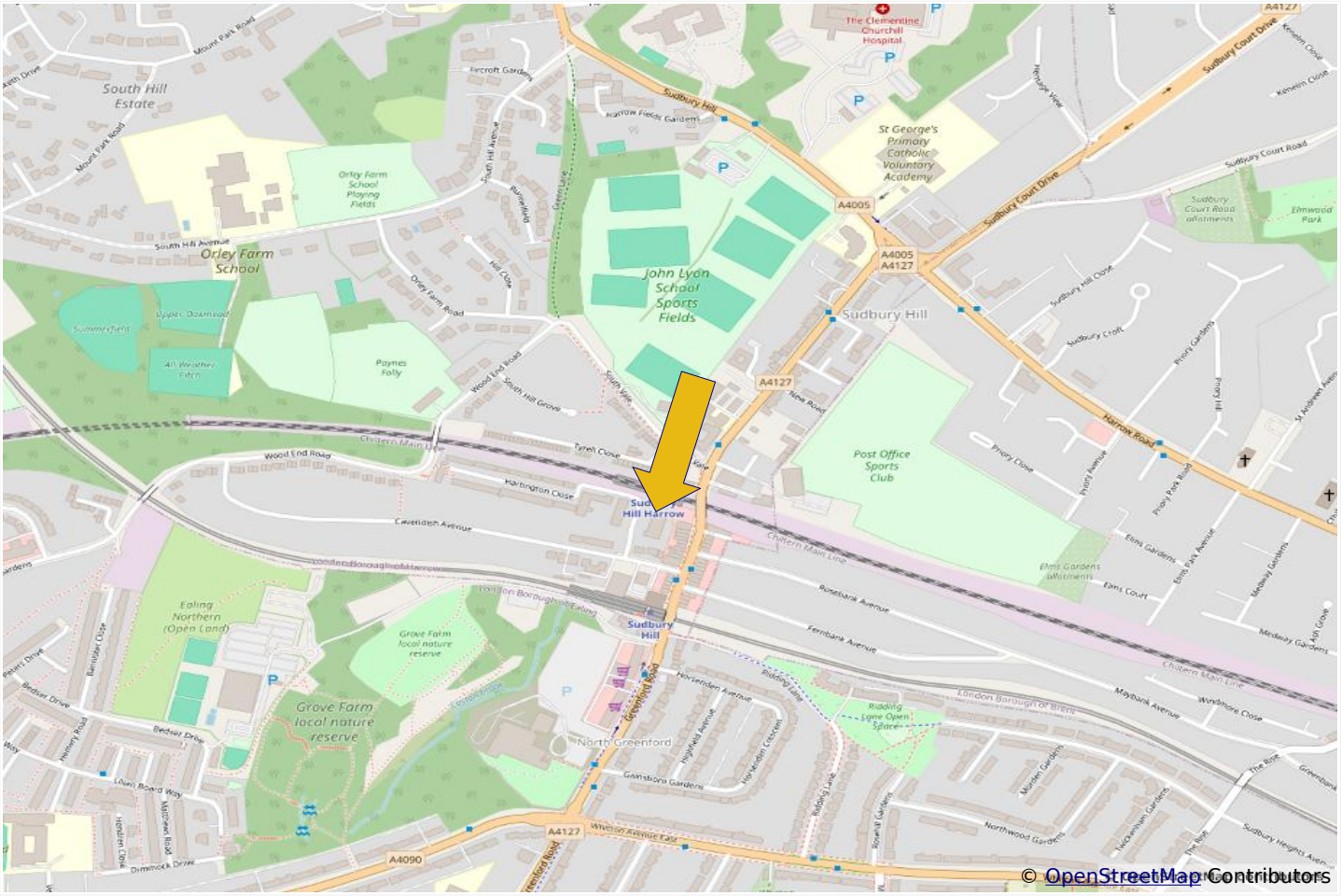
*** OFF-PEAK ELECTRIC HEATING * RE-FITTED KITCHEN ***

*** OPEN PLAN KITCHEN/RECEPTION ROOM * RE-FITTED SHOWER ROOM/WC ***

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

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

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


South Hill Estate
Orley Farm School
John Lyon School Sports Fields
Sudbury Hill
Post Office Sports Club
St George's Primary Catholic Voluntary Academy
The Clementine Churchill Hospital
Grove Farm local nature reserve
Ealing Northern (Open Land)
North Greenford
Hartington Close
Wood End Road
Cavendish Avenue
Harrow Road
A4005
A4127
A4090
© OpenStreetMap Contributors









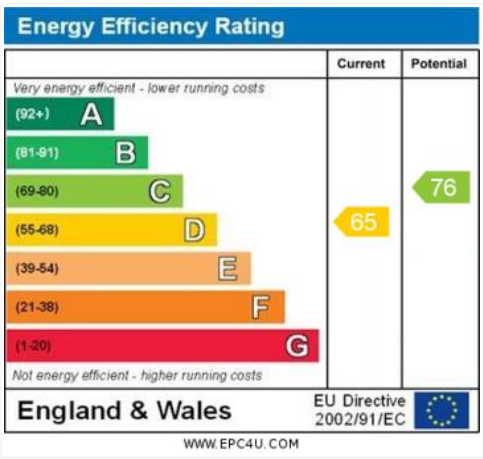


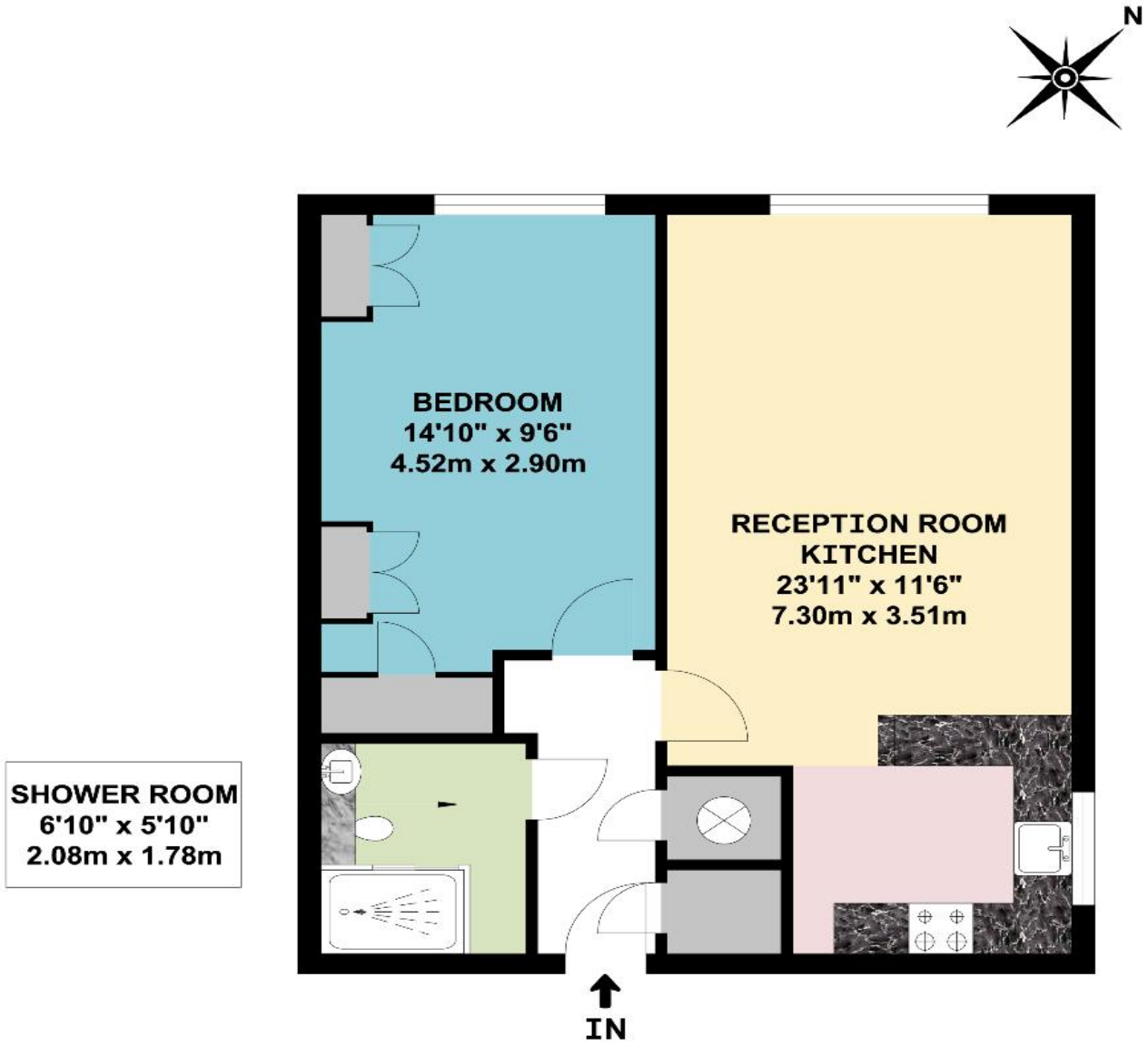




**Lease Information**
The property is held on Leasehold Tenure for a term of 125 years from 1st January 1986 at a ground rent of £13.67 p.a.

**Service Charge**
We Are advised that the service charge for the twelve months to 31st Mar 2027 is £3989.58






## THIRD FLOOR FLAT

**APPROX. GROSS INTERNAL FLOOR AREA 516.66 SQ. FT / 48.00 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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