

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

WILLIAM PERKIN COURT, GREENFORD ROAD, UB6 0AJ **£330,000 Freehold**



WELL PRESENTED MODERN TWO BEDROOM 3RD FLOOR FLAT

Located approximately ½ mile from Sudbury Hill Piccadilly line station (zone 4) and Sudbury Hill Harrow Chiltern Line Station (to Marylebone) and ½ mile from Greenford Central line station. The property is within a few yards of local shops and bus routes and a few hundred yards from Horsenden Primary School and Horsenden Hill open space

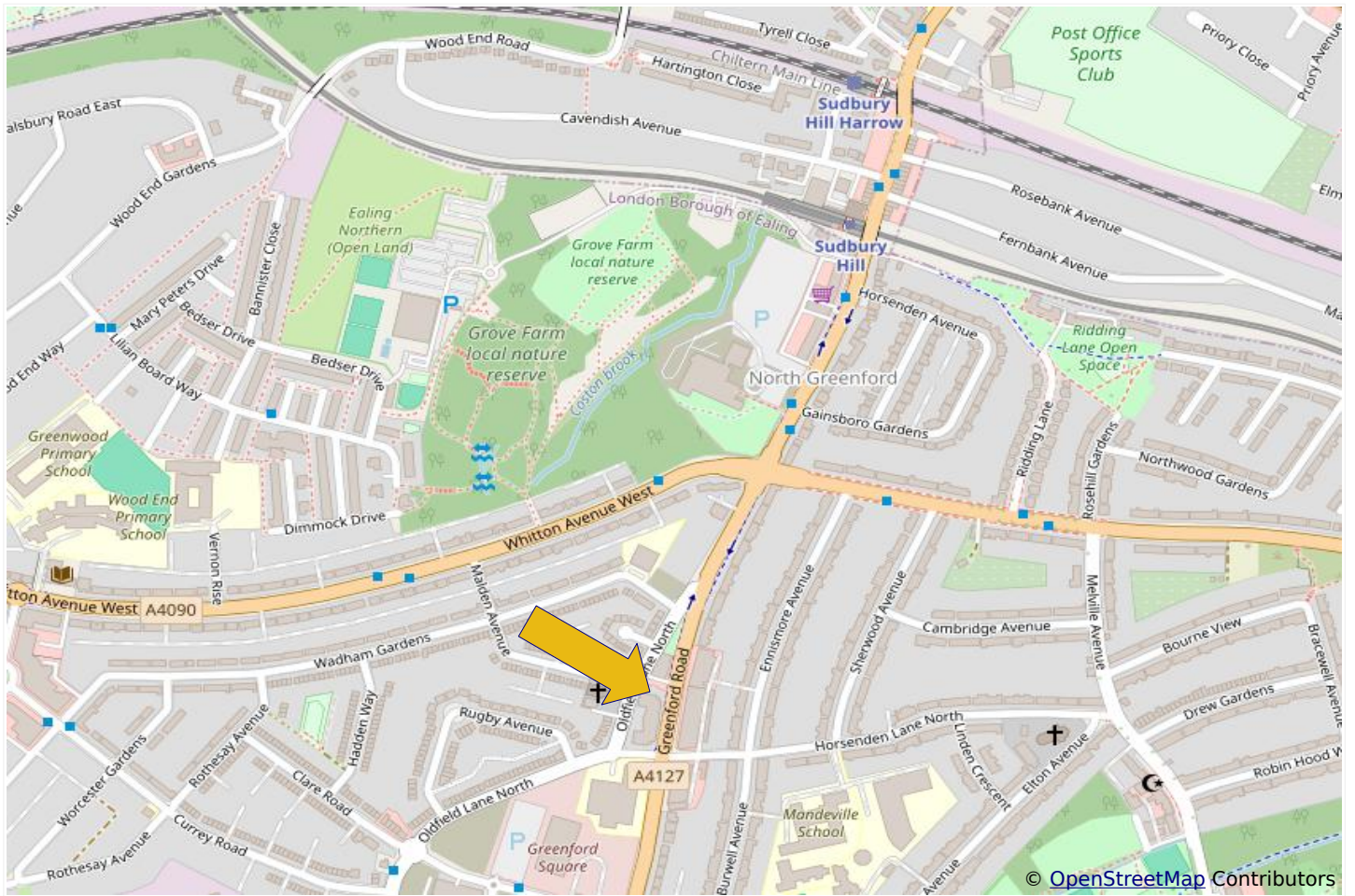
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

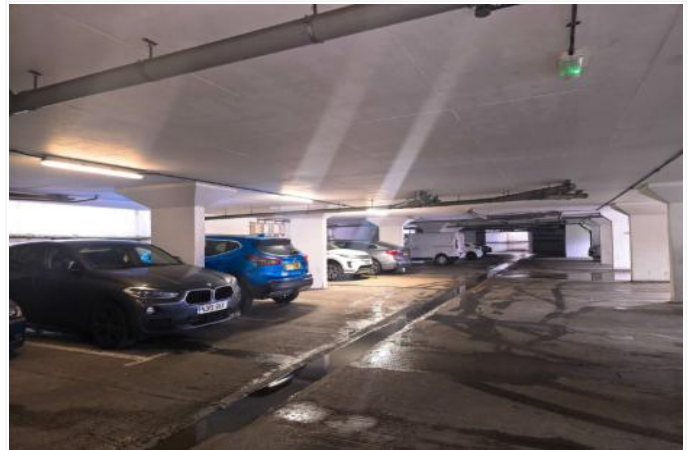
*** SEPARATE MODERN FITTED KITCHEN ***

*** MASTER BEDROOM WITH WALK IN WARDROBE ***

*** ALLOCATED SECURE UNDERGROUND PARKING SPACE ***

*** LONG LEASE ***



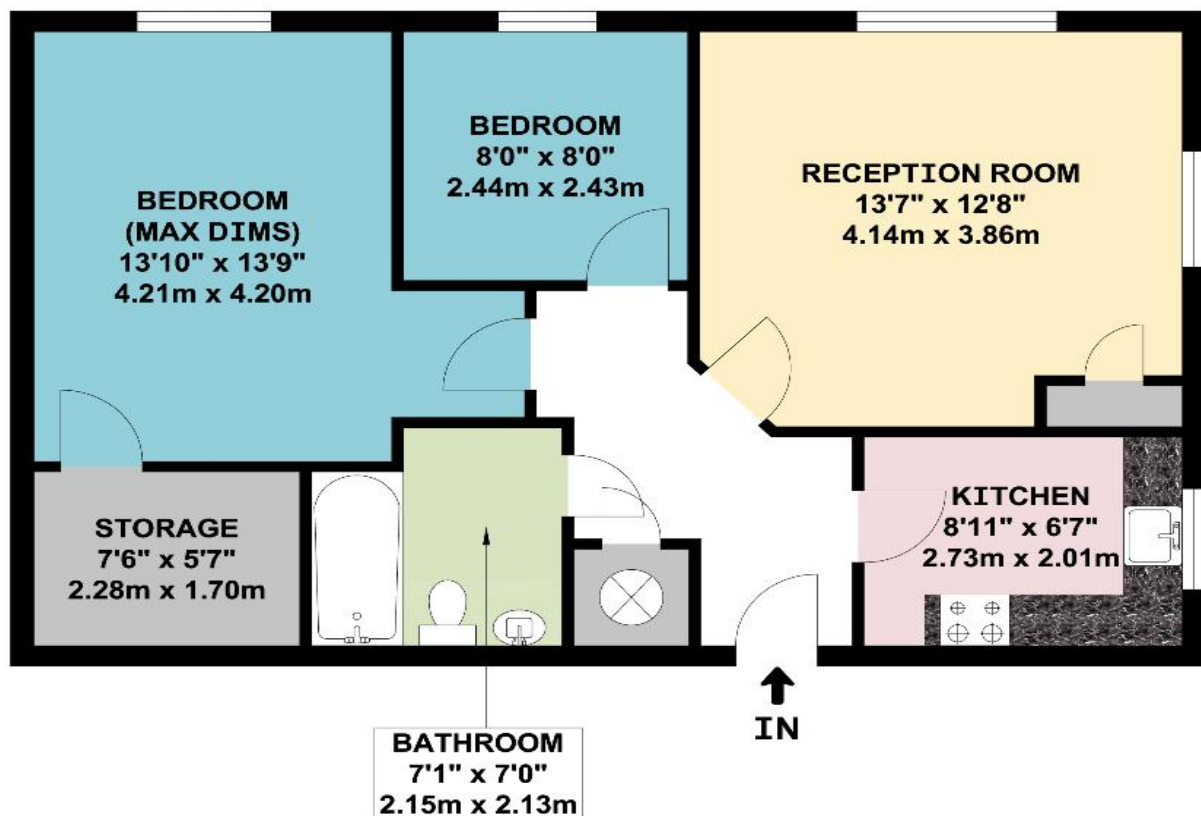


Lease Information

We understand the property is held on Leasehold Tenure for a term of 125 years (less 3 days) from 24th January 2004.

Service charge is £269.00 per calendar month. Includes Water Rates and Ground Rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THIRD FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 636.79 SQ. FT / 59.16 SQ. M

COUNCIL TAX BAND D

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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