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1279 Greenford Road  
Greenford, UB6 0HY

## **HENDREN CLOSE GREENFORD UB6 0SH £234,000 Leasehold**



### **WELL PRESENTED ONE BEDROOM SECOND FLOOR FLAT**

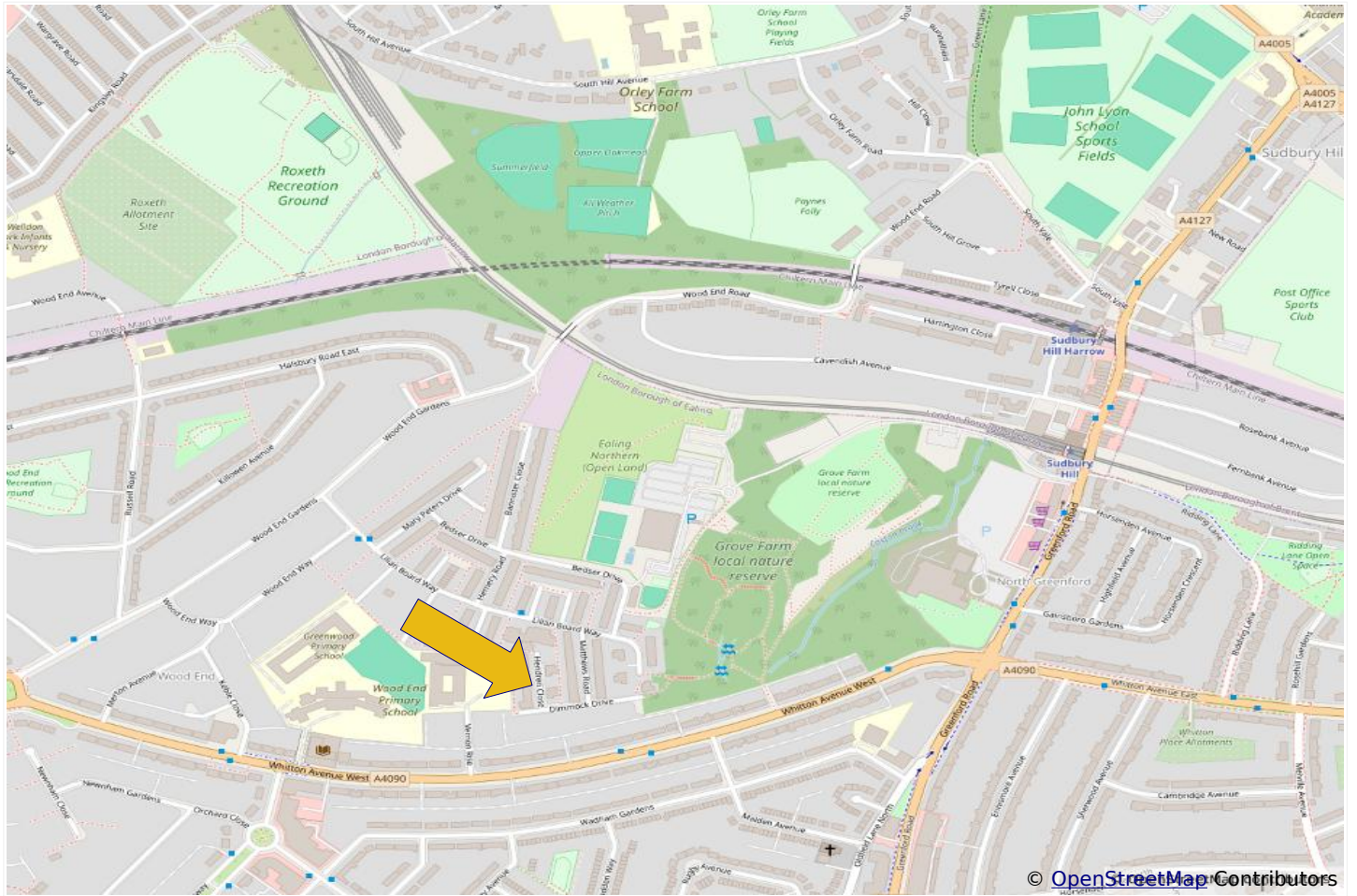
Constructed during the 1970s, the property is located in a quiet residential position less than ½ mile, by foot, from Sudbury Hill Piccadilly line (zone 4) station. The 398 bus stop and is close by and local shops 92 , H17 & 487 bus routes as well as Chiltern Overground Station are all within half mile from the property.

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

**\* REFITTED BATHROOM \***

**\* COMMUNAL GARDEN \***

**\* NO UPPER CHAIN \***



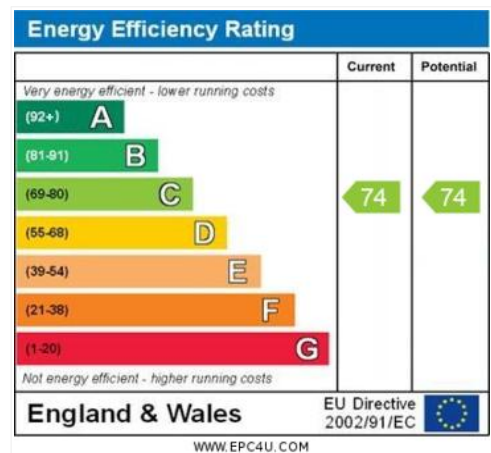


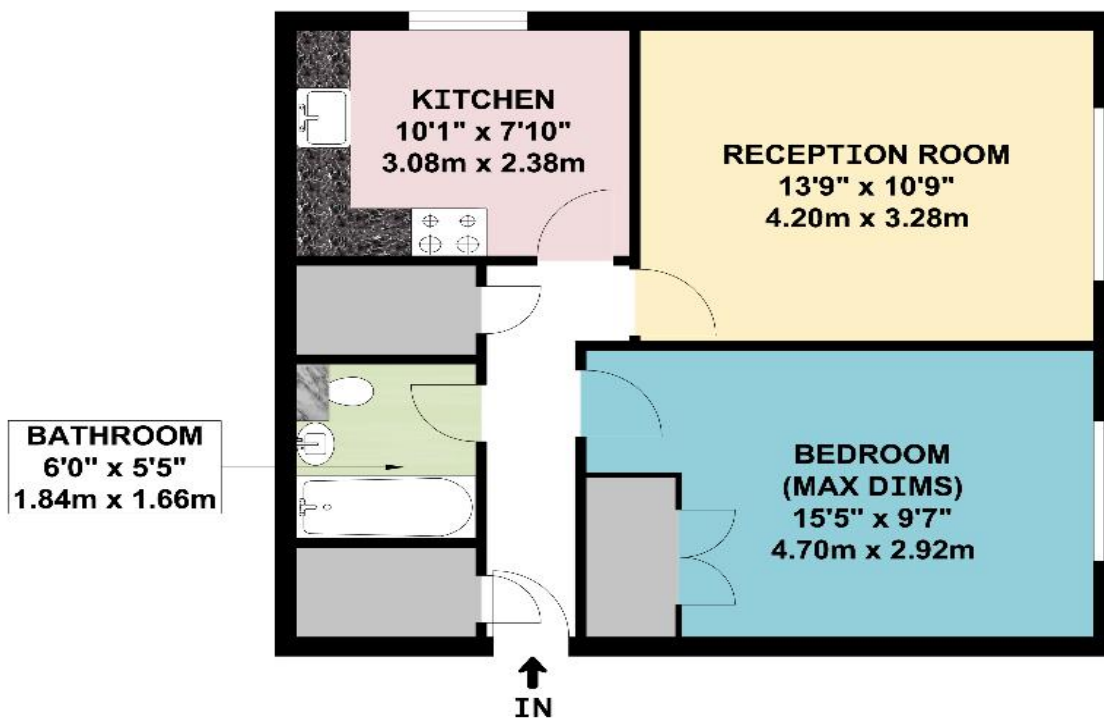
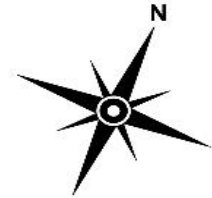
**Lease Information**

The property is held on Leasehold Tenure for a term of 220 years from 1<sup>st</sup> January 1981 at a ground rent of £0 p.a.

**Service Charge**

We are advised that the service charge for the current year is in the sum of £2340.00





## SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 509.13 SQ. FT / 47.30 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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