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1279 Greenford Road  
Greenford, UB6 0HY

## **HAVERSHAM COURT, HORSENDEN LANE NORTH GREENFORD UB6 7QQ £215,000 Leasehold**



### **MUCH IMPROVED AND EXCEPTIONALLY WELL PRESENTED FIRST FLOOR STUDIO FLAT**

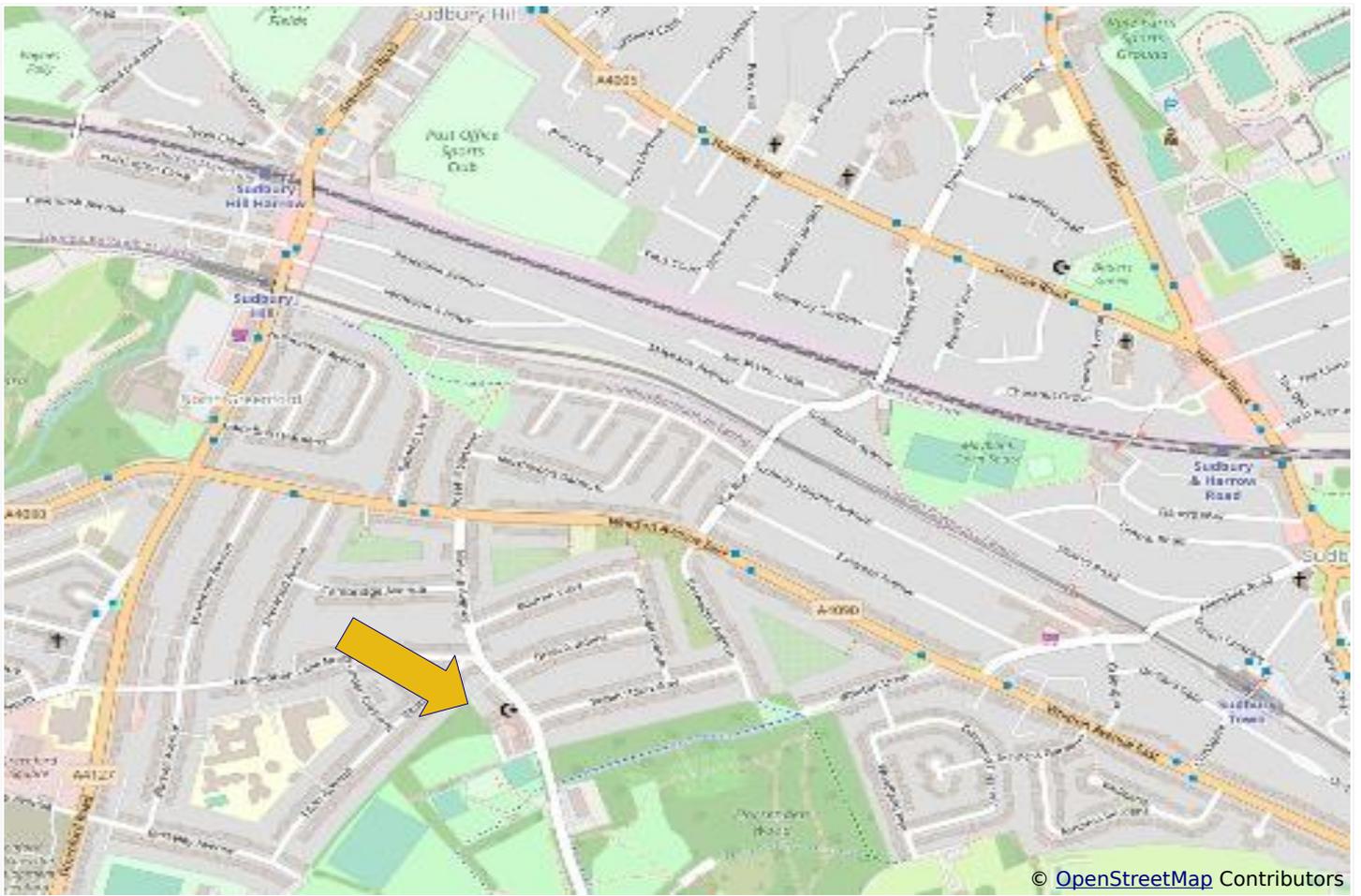
The property is located in a residential position a few hundred yards from Horsenden Hill open space and approximately  $\frac{3}{4}$  mile from Sudbury Hill Piccadilly Line Station (Zone 4) and Sudbury Hill Harrow Chiltern Line Station. Local shops, H17 and 92 bus routes are all within  $\frac{1}{2}$  mile.

**\* ADJACENT TO HORSENDEN HILL OPEN SPACE \***

**\* DOUBLE GLAZING \* SEPARATE BEDROOM AREA \***

**\* SOUTH FACING REAR BALCONY \***

**\* ALLOCATED PARKING SPACE \***

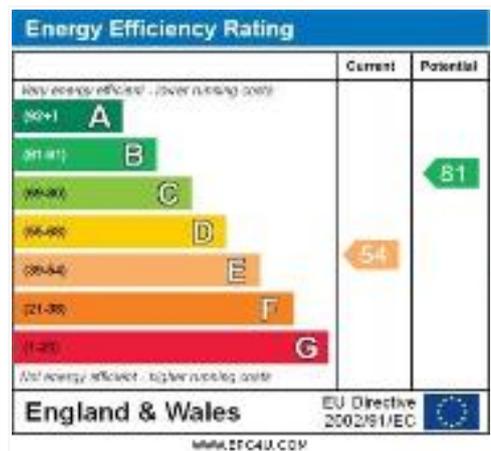




**Lease Information**

The property is held on Leasehold Tenure for a term of 189 years from 22<sup>nd</sup> December 1998 at a ground rent of £00 p.a.

We are informed that the current service charge is £140.00 per calendar month.





APPROX. GROSS INTERNAL FLOOR AREA 313.44 SQ. FT / 29.12 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 333.14 SQ. FT / 30.95 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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