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1279 Greenford Road
Greenford, UB6 0HY

**WILLIAM PERKIN COURT GREENFORD ROAD
GREENFORD UB6 0AJ
£275,000 Leasehold**



TWO BEDROOM THIRD FLOOR BALCONY FLAT

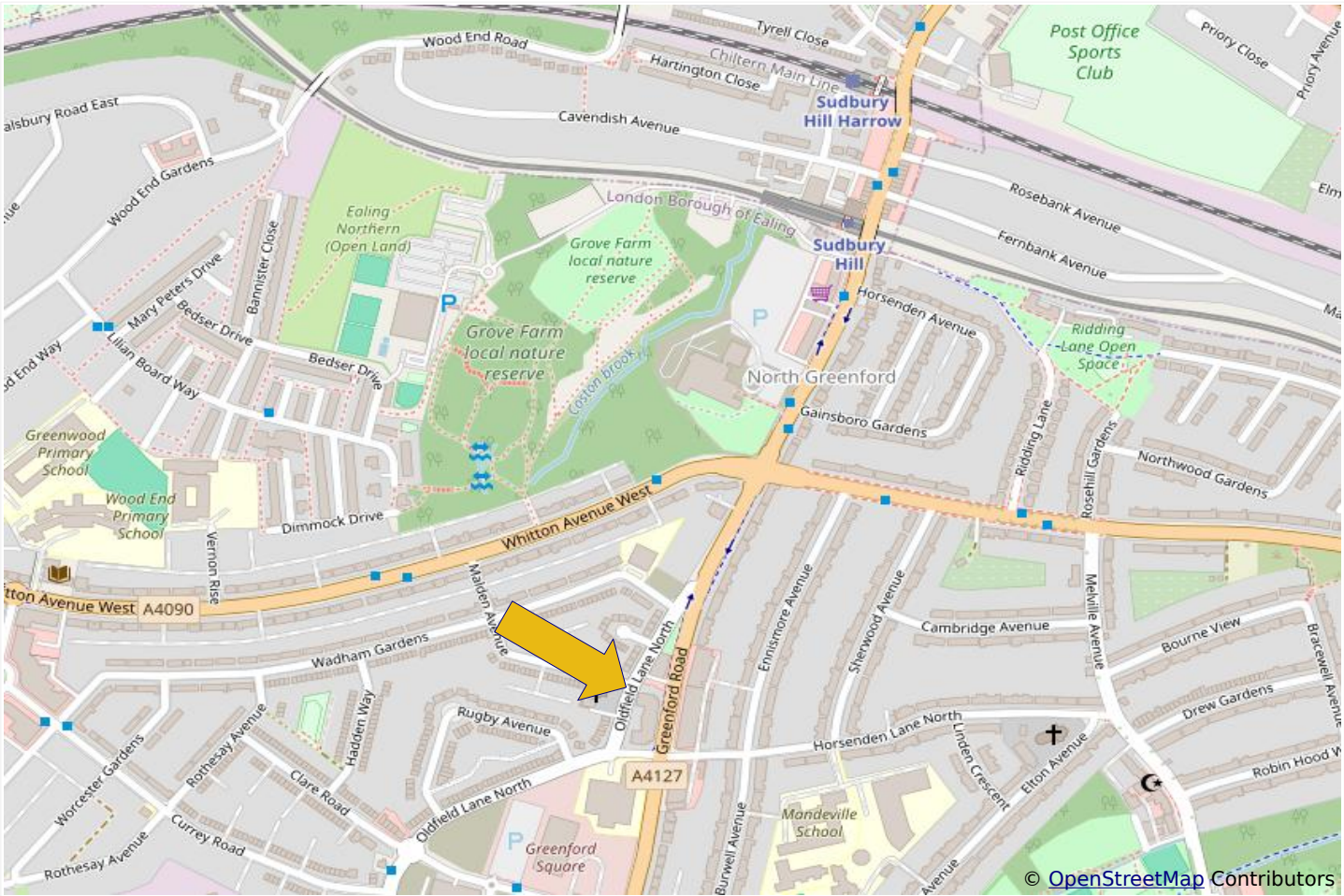
Constructed in 2003 the property is located less than ½ mile from Sudbury Hill Piccadilly Line zone 4 or Chiltern Branch Line stations and is just over ½ mile from Greenford Central Line zone 4 station. 92, H17 and 487 bus routes all run within a few hundred yards and the property is approximately ½ mile from Horsenden Hill open space and the David Lloyd Leisure Centre.

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

*** SECURE UNDERGROUND PARKING ***

*** ENTRYPHONE SYSTEM * LIFT ***

*** NO UPPER CHAIN ***



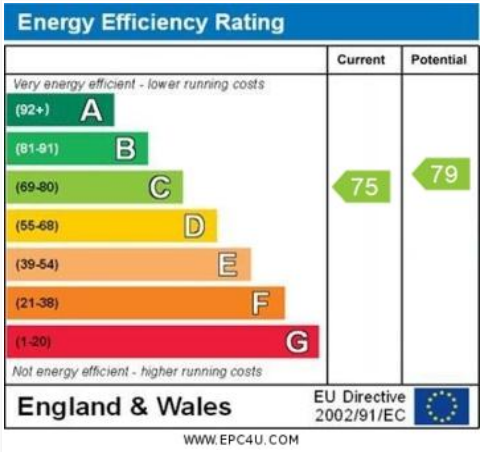


Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 24th January 2003 at a ground rent of £250 p.a.

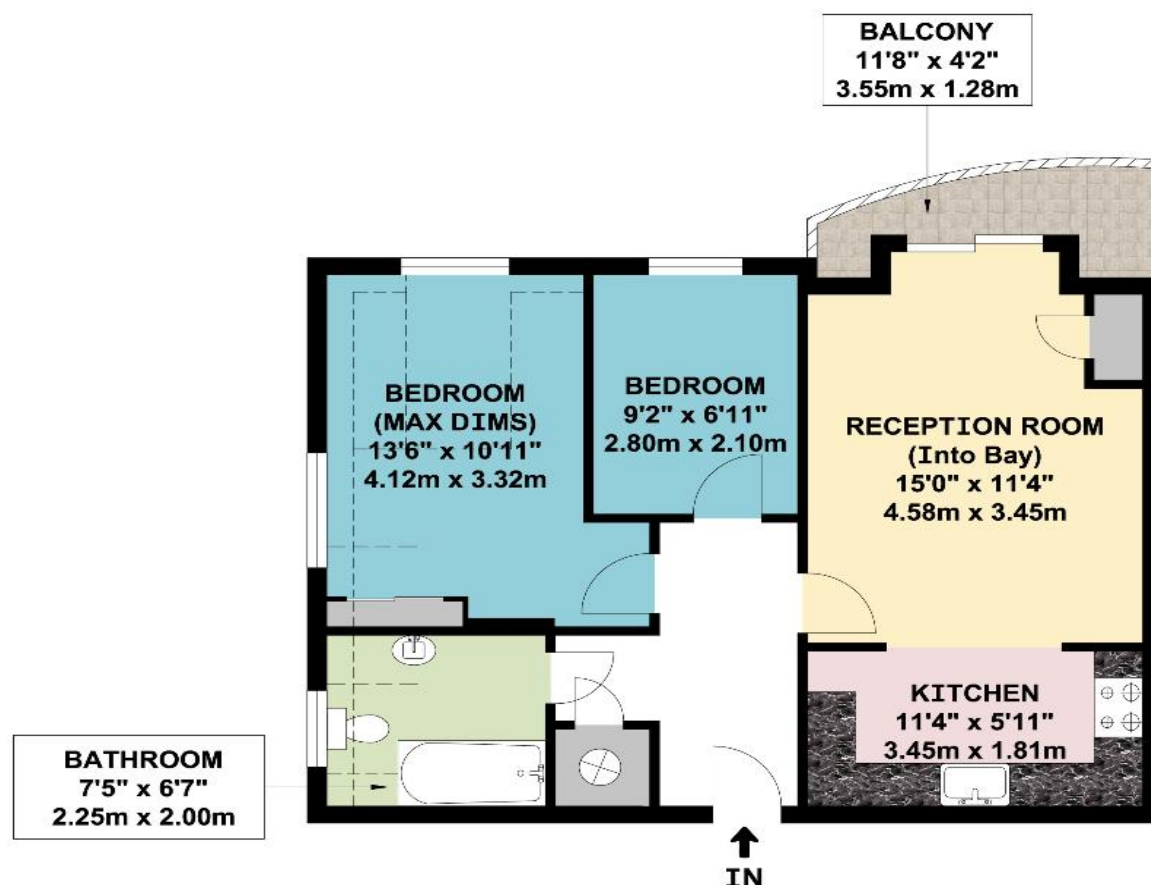
Service Charge

We understand that the current service charge is £2760 pa





----- RESTRICTED HEAD HEIGHT

**THIRD FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 562.19 SQ. FT / 52.23 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 5678www.phillipsc.co.uk