

020 8864 5678

www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

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



TWO BEDROOM THIRD FLOOR BALCONY FLAT

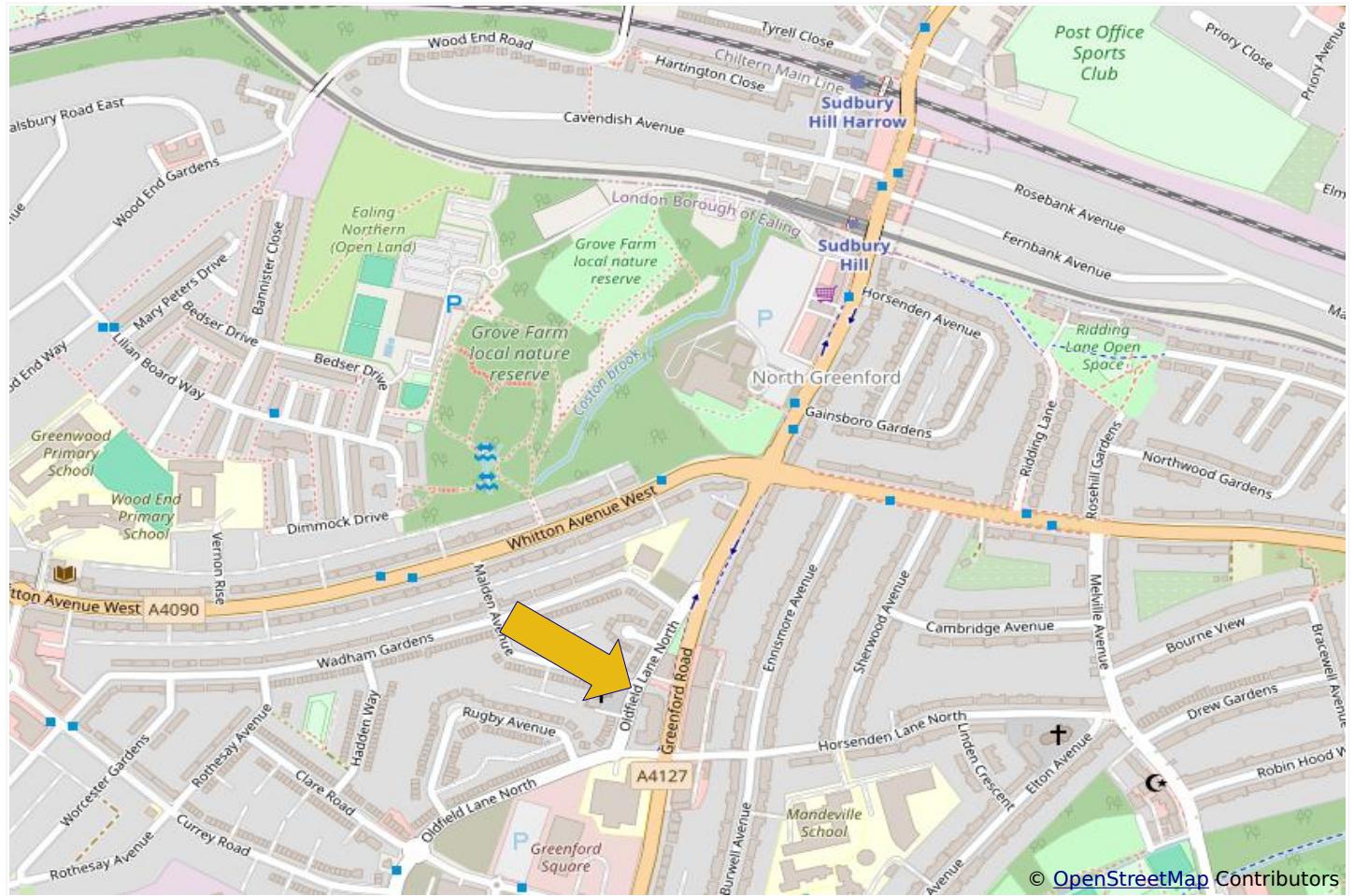
Constructed in 2003 the property is located less than $\frac{1}{2}$ mile from Sudbury Hill Piccadilly Line zone 4 or Chiltern Branch Line stations and is just over $\frac{1}{2}$ mile from Greenford Central Line zone 4 station. 92, H17 and 487 bus routes all run within a few hundred yards and the property is approximately $\frac{1}{2}$ 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

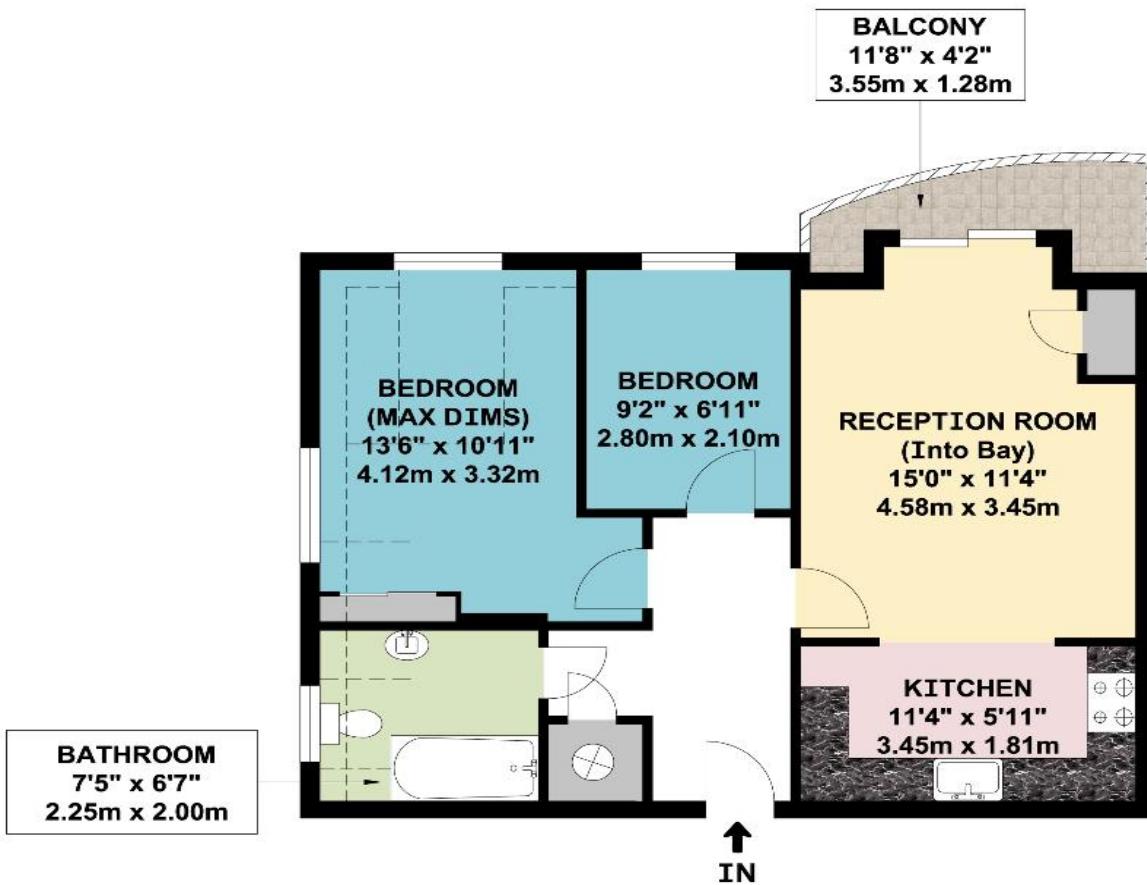
We understand that the current service charge is £2760 pa

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-81)	B	
(69-80)	C	75
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



----- 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 5678

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