PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HENDREN CLOSE GREENFORD UB6 0SH
£225,000 Leasehold



WELL PRESENTED ONE BEDROOM SECOND FLOOR FLAT

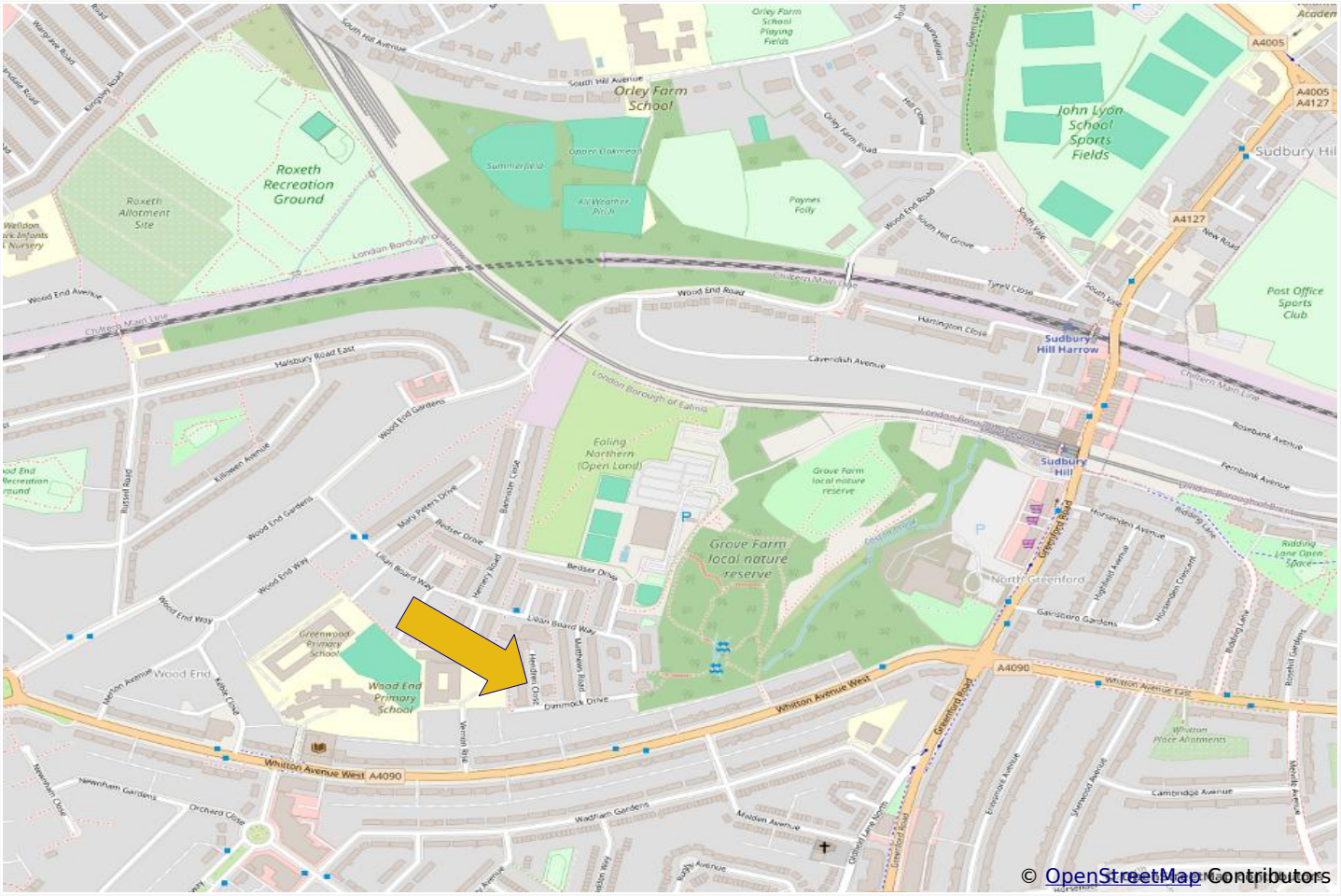
Constructed during the 1970s, the property is located in a quiet residential position less than ½ mile, by foot, from Sudbury Hill Piccadilly line (zone 4) station. The 398 bus stop and is close by and local shops 92 , H17 & 487 bus routes as well as Chiltern Overground Station are all within half mile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

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

*** REFITTED BATHROOM ***

*** COMMUNAL GARDEN ***

*** NO UPPER CHAIN ***


Orley Farm School
Roxeth Recreation Ground
Roxeth Allotment Site
John Lyon School Sports Fields
Post Office Sports Club
Sudbury Hill Harrow
Sudbury Hill
Ealing Northern (Open Land)
Grove Farm local nature reserve
Wood End Primary School
Greenwood Primary School
North Greenford
Whitton Avenue West A4090
A4005
A4127
A4090
Wood End Road
Greenford Road
Dimmock Drive
Bedser Drive
Wood End Way
Wood End Gardens
Halsbury Road East
Cavendish Avenue
Harrington Close
Rosebank Avenue
Fernbank Avenue
Gainsboro Gardens
Whitton Avenue East
Cambridge Avenue
Wadham Gardens
Chiltern Main Line
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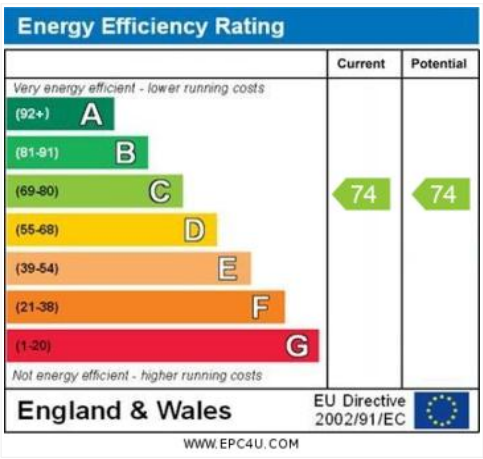


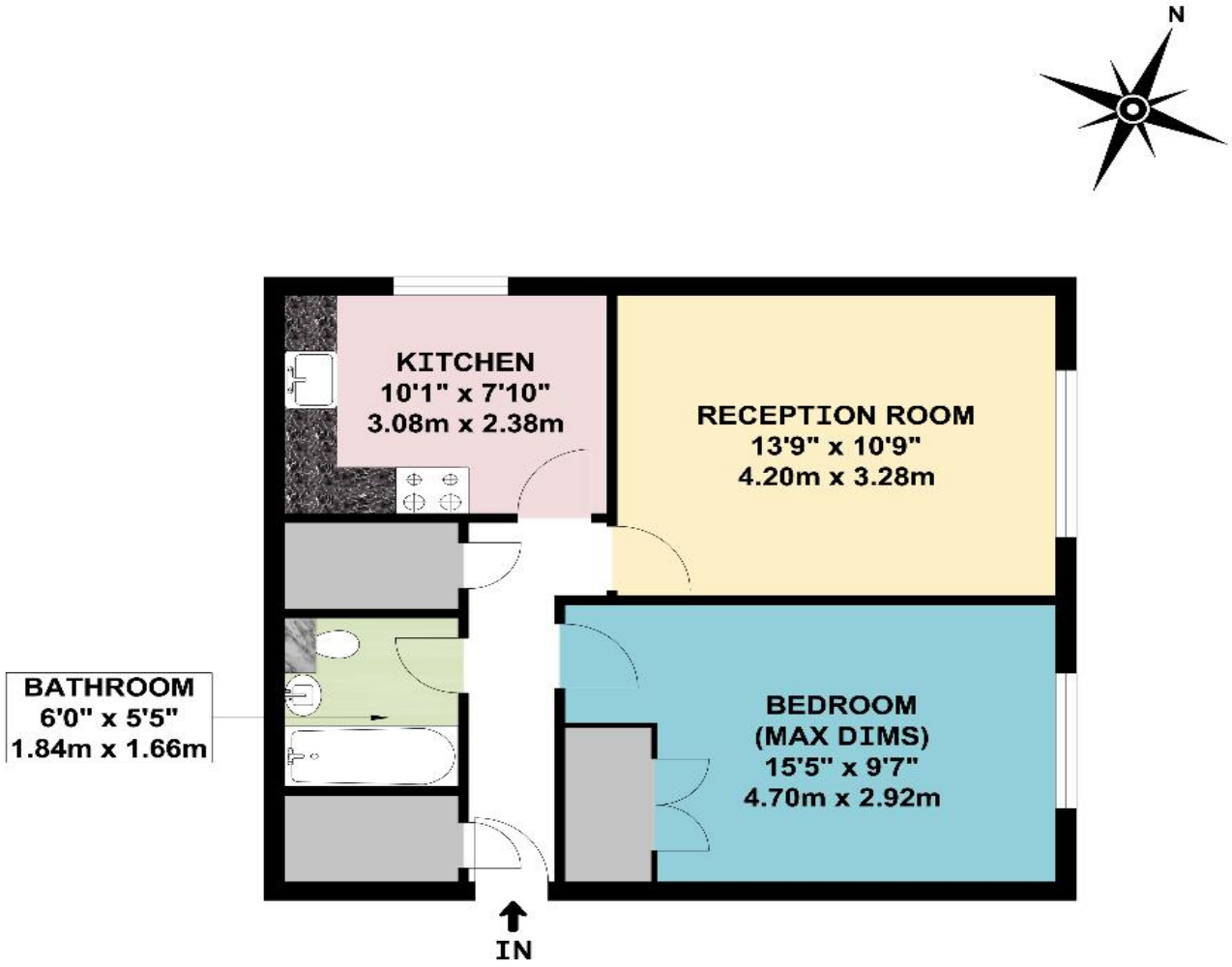




Lease Information
The property is held on Leasehold Tenure for a term of 220 years from 1st January 1981 at a ground rent of £0 p.a.

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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