

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **JEM PATERSON COURT HARTINGTON CLOSE HARROW HA1 3RR £108,000 Leasehold**



### **WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT FLAT**

Situated at the front of the building the property is very conveniently located within 1/4 mile of Sudbury Hill and Harrow Chiltern Line Station and just a few hundred yards from Sudbury Hill Piccadilly Line (zone 4) Underground Station, local shopping facilities, 92 and H17 bus routes.

**\* OFF-PEAK ELECTRIC HEATING \* FITTED KITCHEN \***

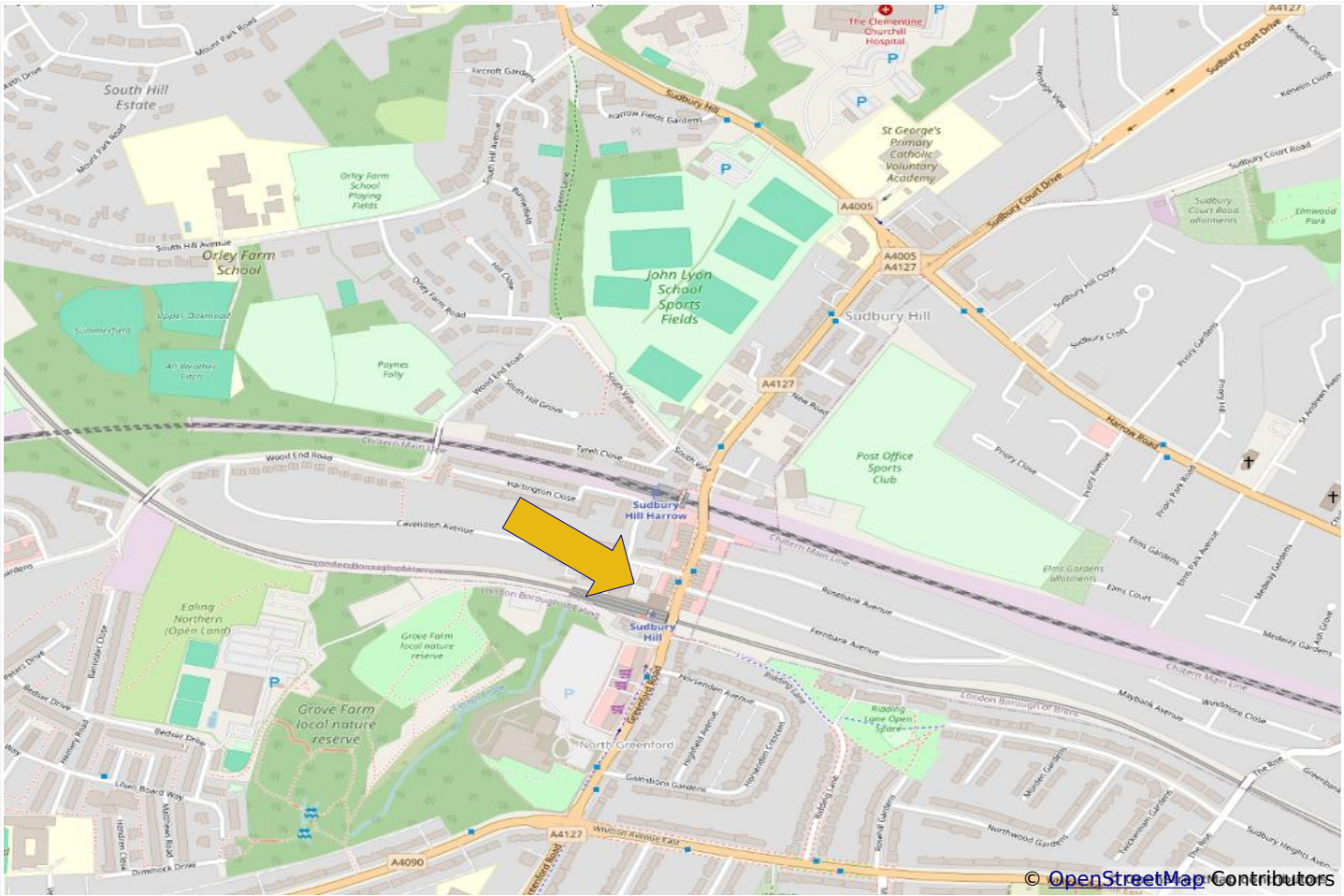
**\* 20' LOUNGE \* RE-FITTED SHOWER ROOM/WC \***

**\* ENTRY PHONE SYSTEM \* ASSISTANCE ALARM \* LIFT \***

**\* OFF STREET PARKING \* COMMUNAL GARDENS \* RESIDENTS' LOUNGE \***

**\* MINIMUM AGE RESTRICTION OF 60 YEARS \* NO UPPER CHAIN \***







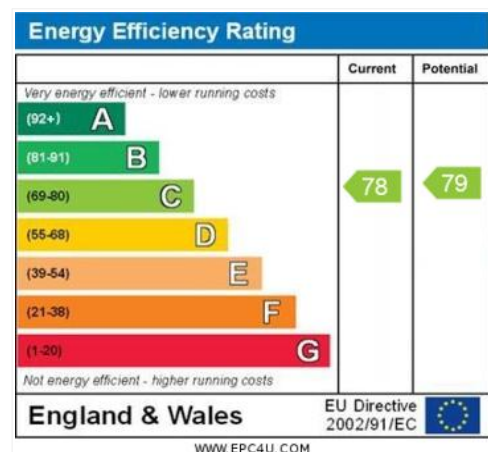


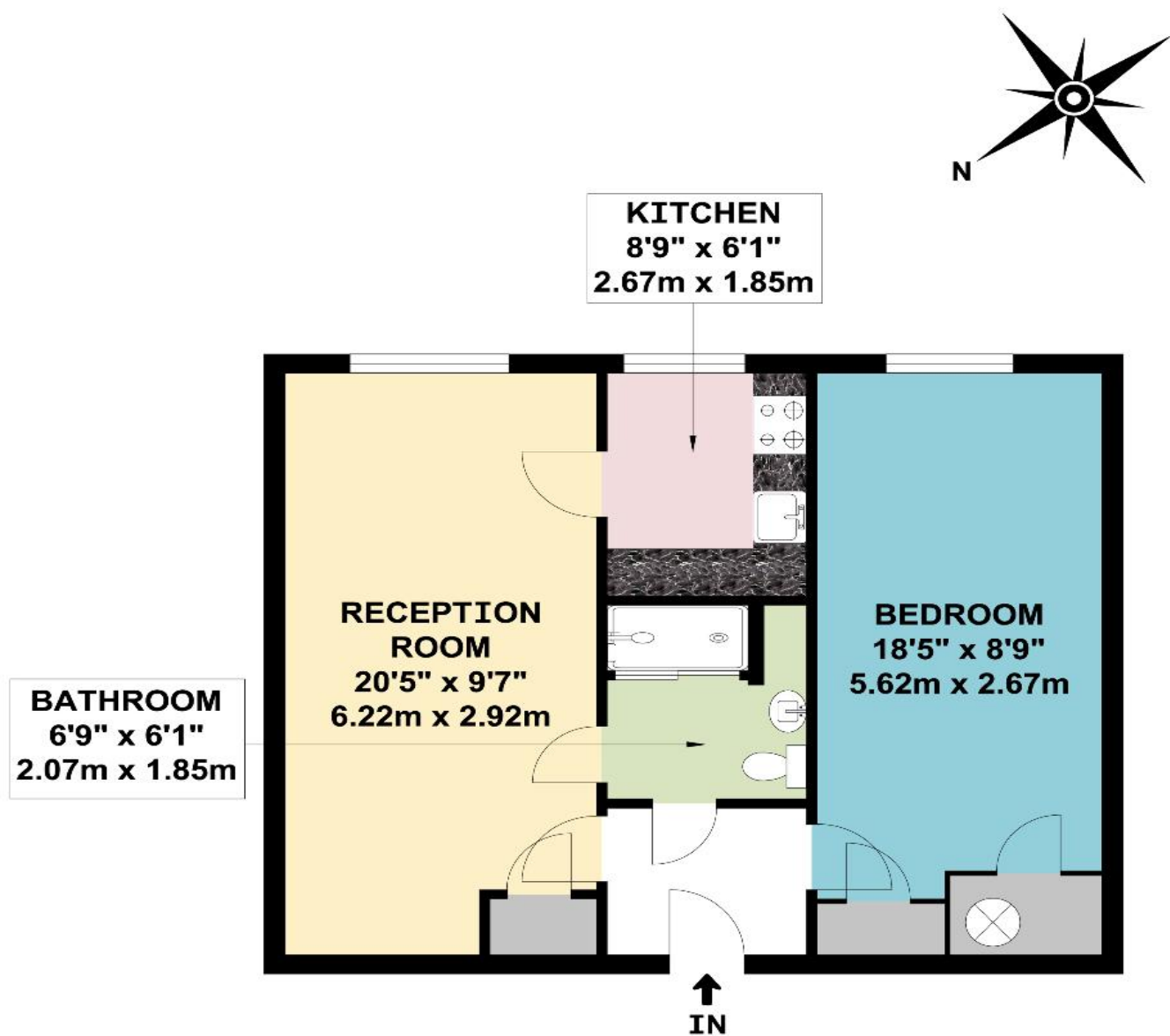
### Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1<sup>st</sup> January 1986 at a ground rent of £13.67 p.a.

### Service Charge

It is understood that the service charge for the year to 31<sup>st</sup> March 2026 was £3989.58





## FIRST FLOOR FLAT

**APPROX. GROSS INTERNAL FLOOR AREA 513.54 SQ. FT / 47.71 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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