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1279 Greenford Road  
Greenford, UB6 0HY

## **BUCKINGHAM COURT, LINTHORPE AVENUE, WEMBLEY HA0 2HL £345,000 Leasehold**



### **SPACIOUS WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT**

Constructed during the 1970s the property is located in an excellent residential position approximately  $\frac{1}{4}$  mile from either Sudbury Town Piccadilly Line Station or Sudbury and Harrow Road Chiltern Line Overground Station, local shopping facilities and bus routes. Barham Park is with  $\frac{1}{4}$  mile and the property is within  $\frac{1}{2}$  mile of Wembley High Road multiple shopping centre and Main Line Station.

**\* TWO DOUBLE BEDROOMS \* BATHROOM & SEPARATE W/C \***

**\* DOUBLE GLAZING \* WALK-IN STORAGE ROOM \***

**\* EAT IN KITCHEN LEADING TO BALCONY \***

**\* EXTERNAL STORE \* NO UPPER CHAIN \***



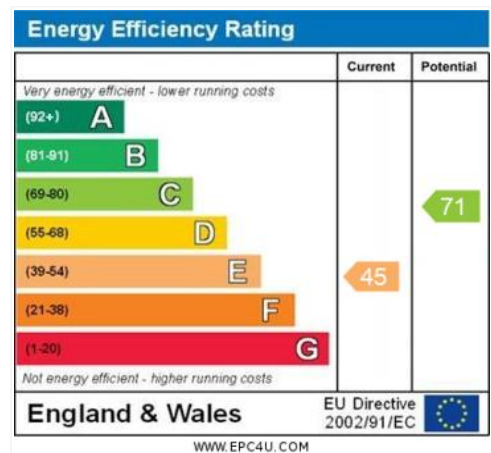


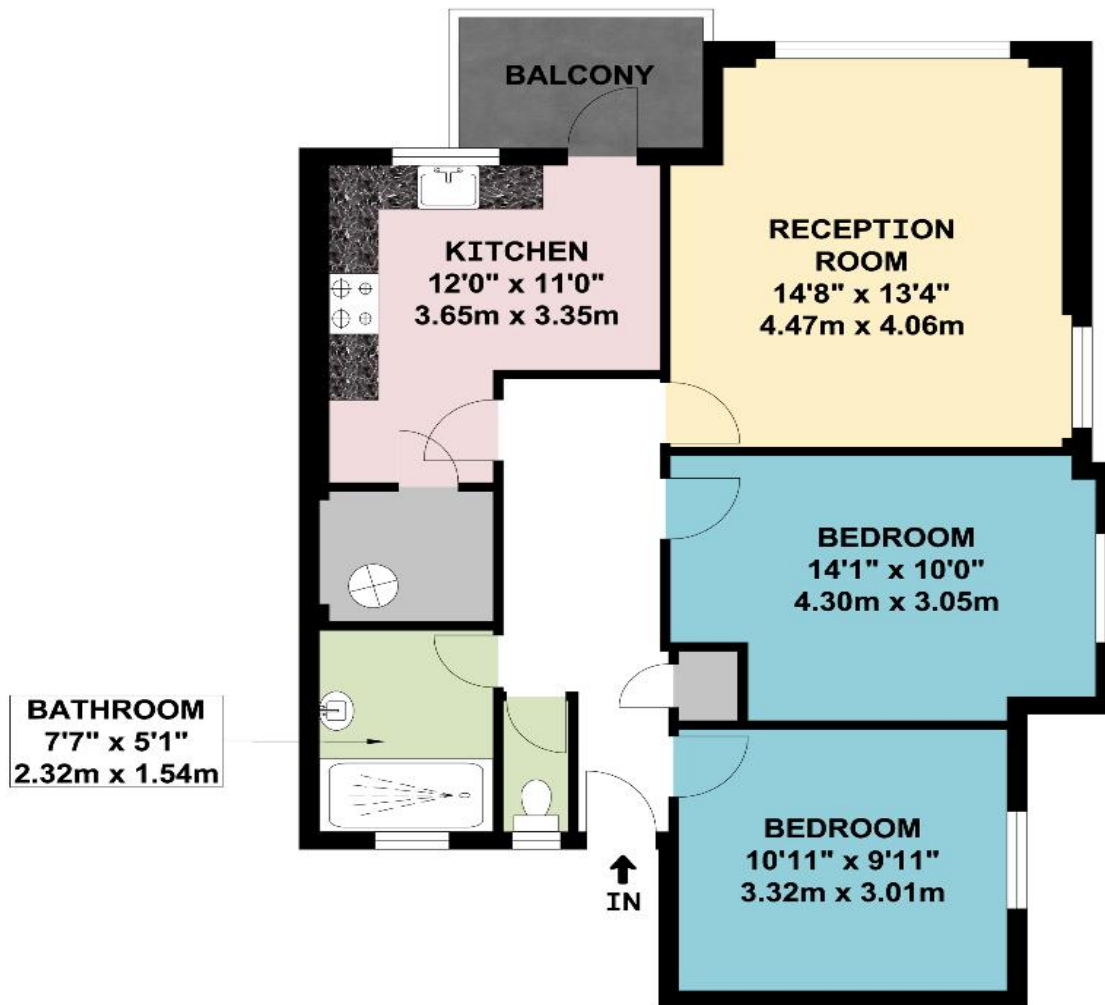
**Lease Information**

The property is held on Leasehold Tenure for a term of 990 years from 1<sup>st</sup> October 1982 at a ground rent of £00 p.a.

**Service Charge**

We are advised that the service charge for the current year is £168.67 per calendar month





### FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 736.57 SQ. FT / 68.43 SQ. M  
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 776.40 SQ. FT / 72.13 SQ. M

**COUNCIL TAX BAND C**

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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