

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **STANLEY AVENUE GREENFORD UB6 8NN £297,950 Leasehold**



### **WELL PRESENTED TWO BEDROOM PURPOSE BUILT FIRST FLOOR MAISONETTE**

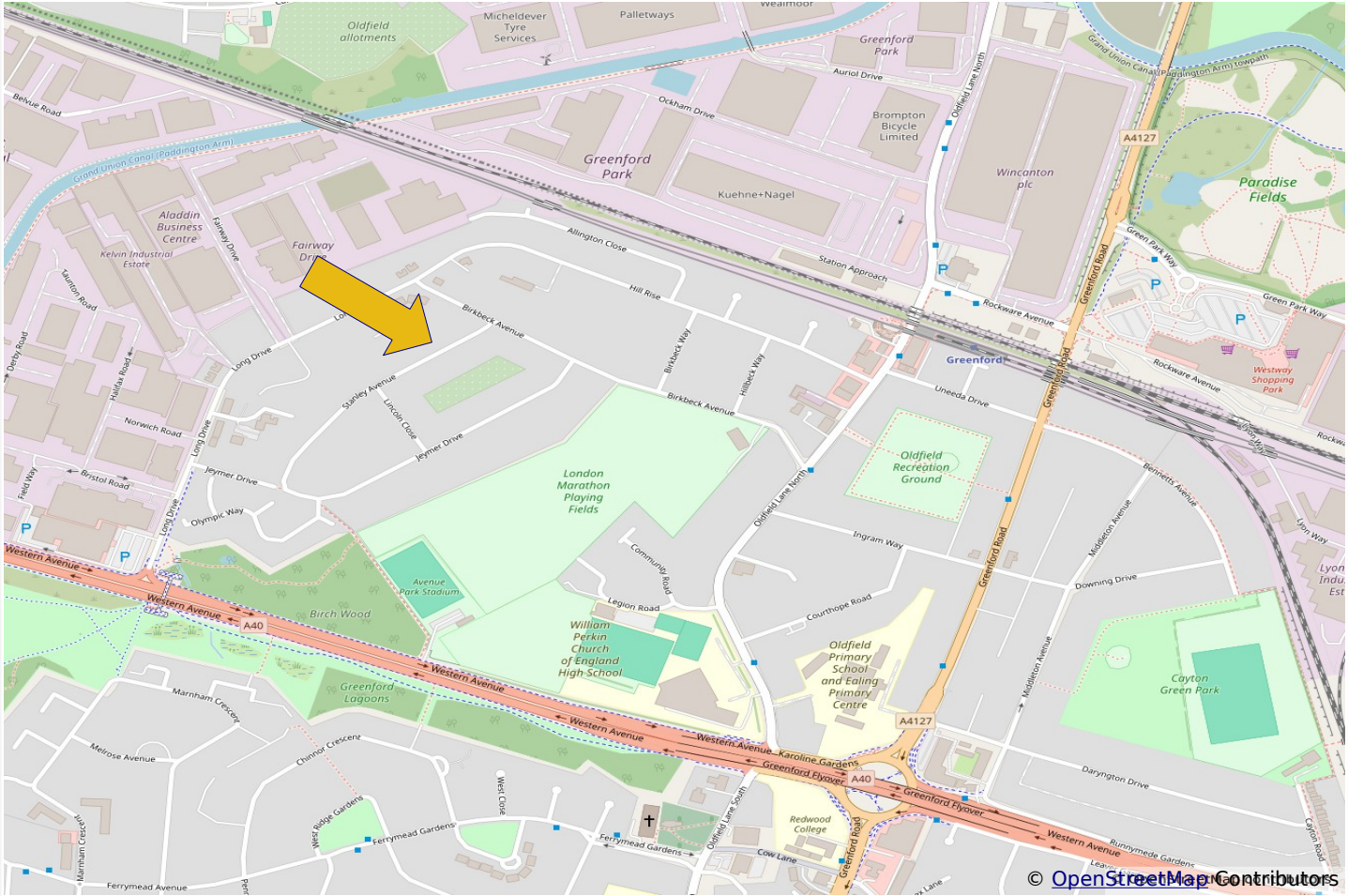
Constructed during the 1930s the property is located in a residential side road approximately ¼ mile from Greenford (Zone 4 ) Central Line and Overground Station, excellent local shopping facilities and 92 bus route.

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

**\* FITTED KITCHEN/BREAKFAST ROOM \* REAR TERRACE \***

**115' WEST FACING REAR GARDEN \* 110 YEARS LEASE \***

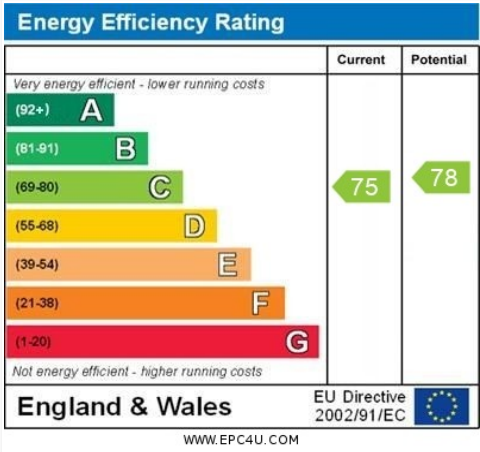
**\* NO UPPER CHAIN \***

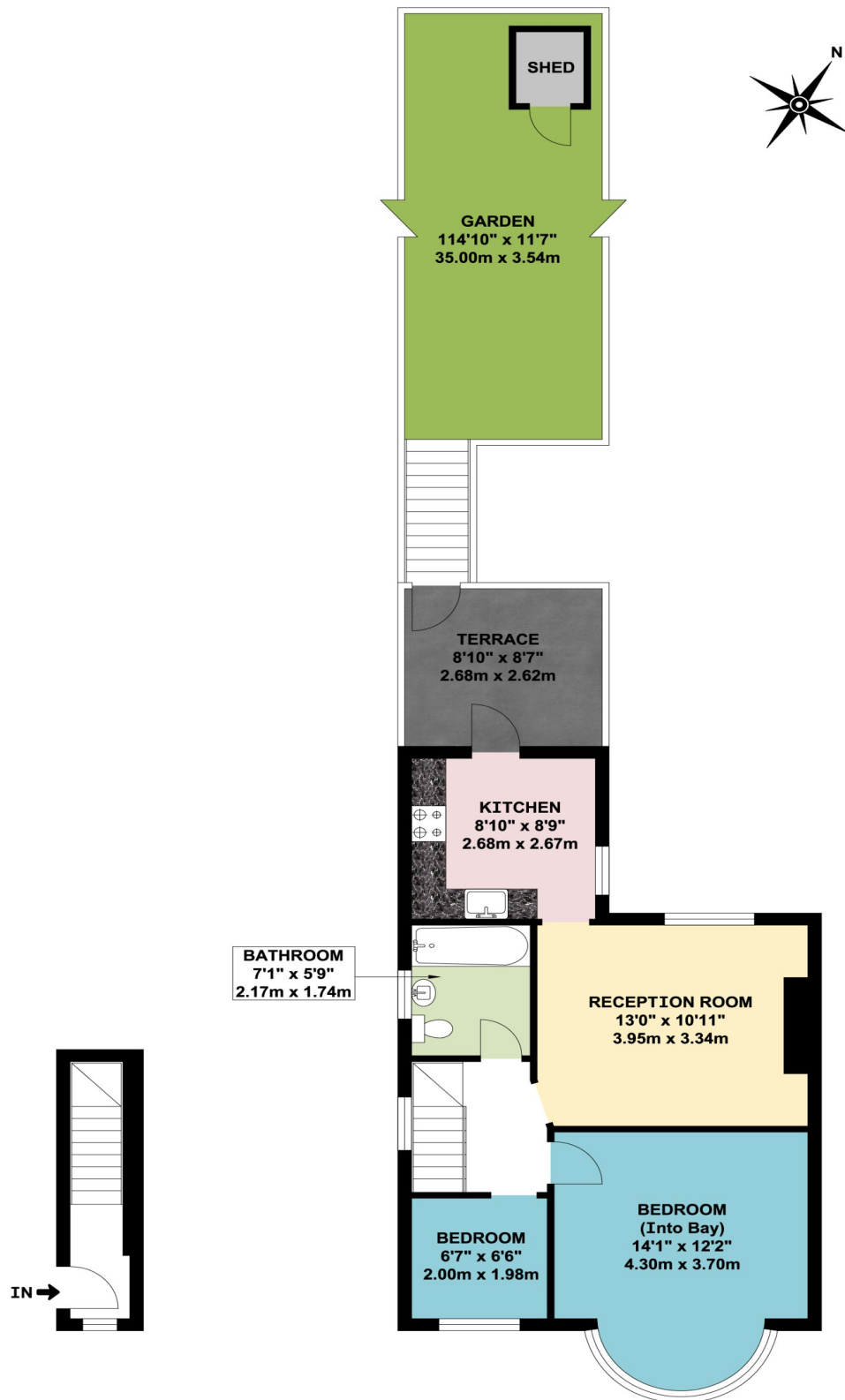




**Lease Information**

The property is held on Leasehold Tenure for a term of 155 years from 1<sup>st</sup> April 1980 at a ground rent of £00 p.a.



**GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 529.04 SQ. FT / 49.15 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**[www.phillipsco.co.uk](http://www.phillipsco.co.uk)