

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **BOULTERS COURT MAYBANK AVENUE WEMBLEY HA0 2SY £350,000 Leasehold**



### **WELL PRESENTED PURPOSE BUILT TWO BEDROOM TWO STOREY MAISONETTE**

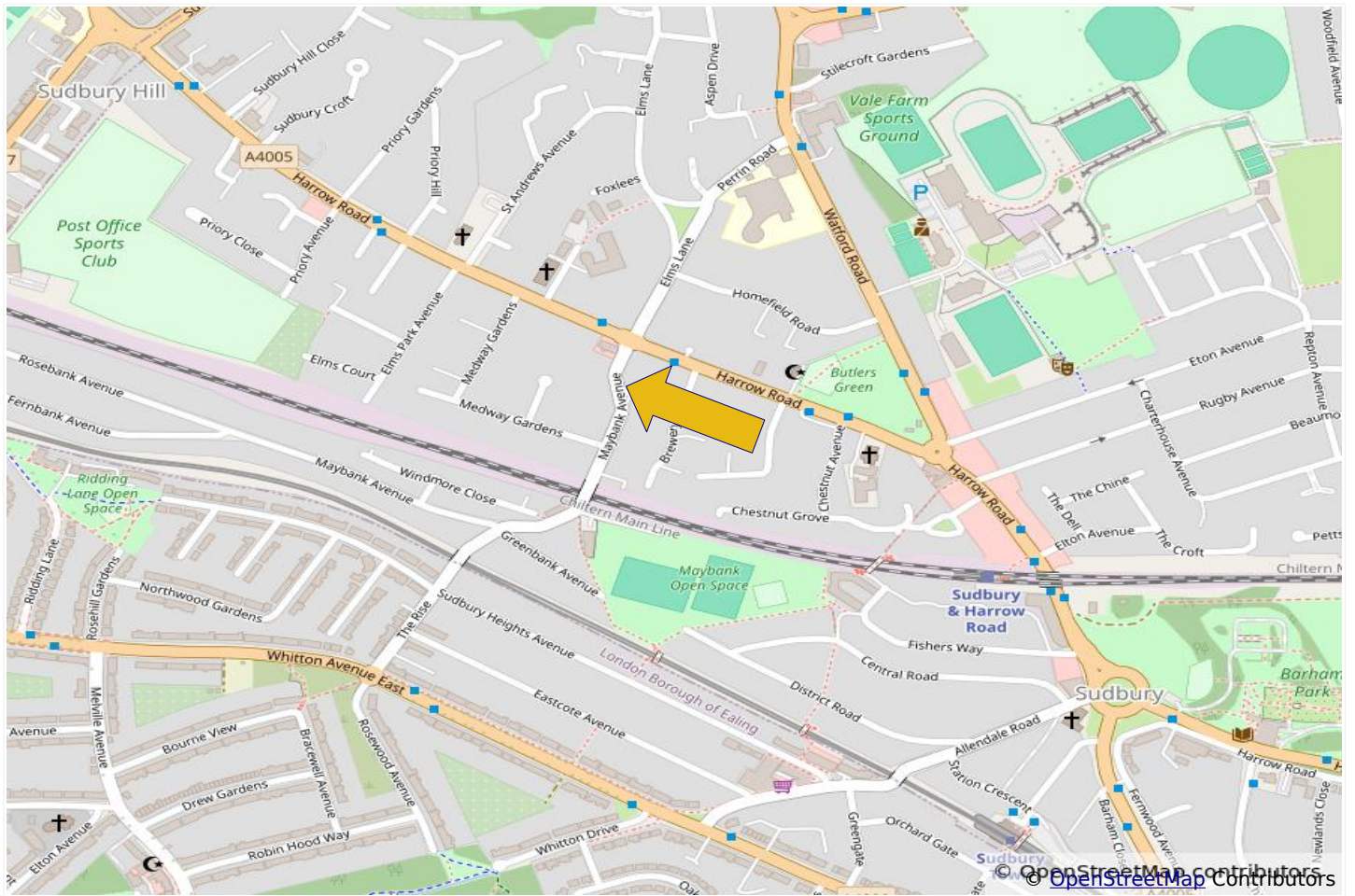
Constructed during the 1960s the property is located in an excellent residential position just off the Harrow Road approximately ½ mile from either Sudbury Town Piccadilly Line Station or Sudbury & Harrow Road Chiltern Overground Station as well as local shopping facilities, Vale Farm Leisure Centre and schools.

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

**\* TWO DOUBLE BEDROOMS \* 15' RECEPTION ROOM \***

**\* SEPARATE KITCHEN \***

**\* OFF-STREET PARKING \***



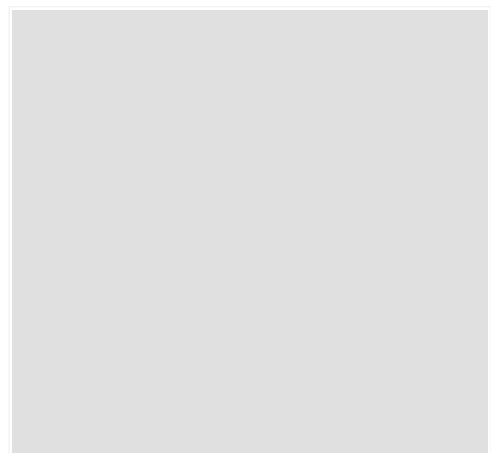


### Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 24<sup>th</sup> June 1990 at a ground rent of £100 p.a. rising to £300pa

### Service Charge

We are advised that the service charge for the current year is in the sum of £250 plus building insurance premium.





APPROX. GROSS INTERNAL FLOOR AREA 794.69 SQ. FT / 73.83 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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