

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

PELHAM PLACE GURNELL GROVE EALING W13 0HT £299,950 Leasehold



EXCELLENT FIRST FLOOR TWO BEDROOM FLAT

A bright and spacious purpose built apartment located within $\frac{3}{4}$ mile of Greenford Broadway with its multiple shopping facilities and bus routes.

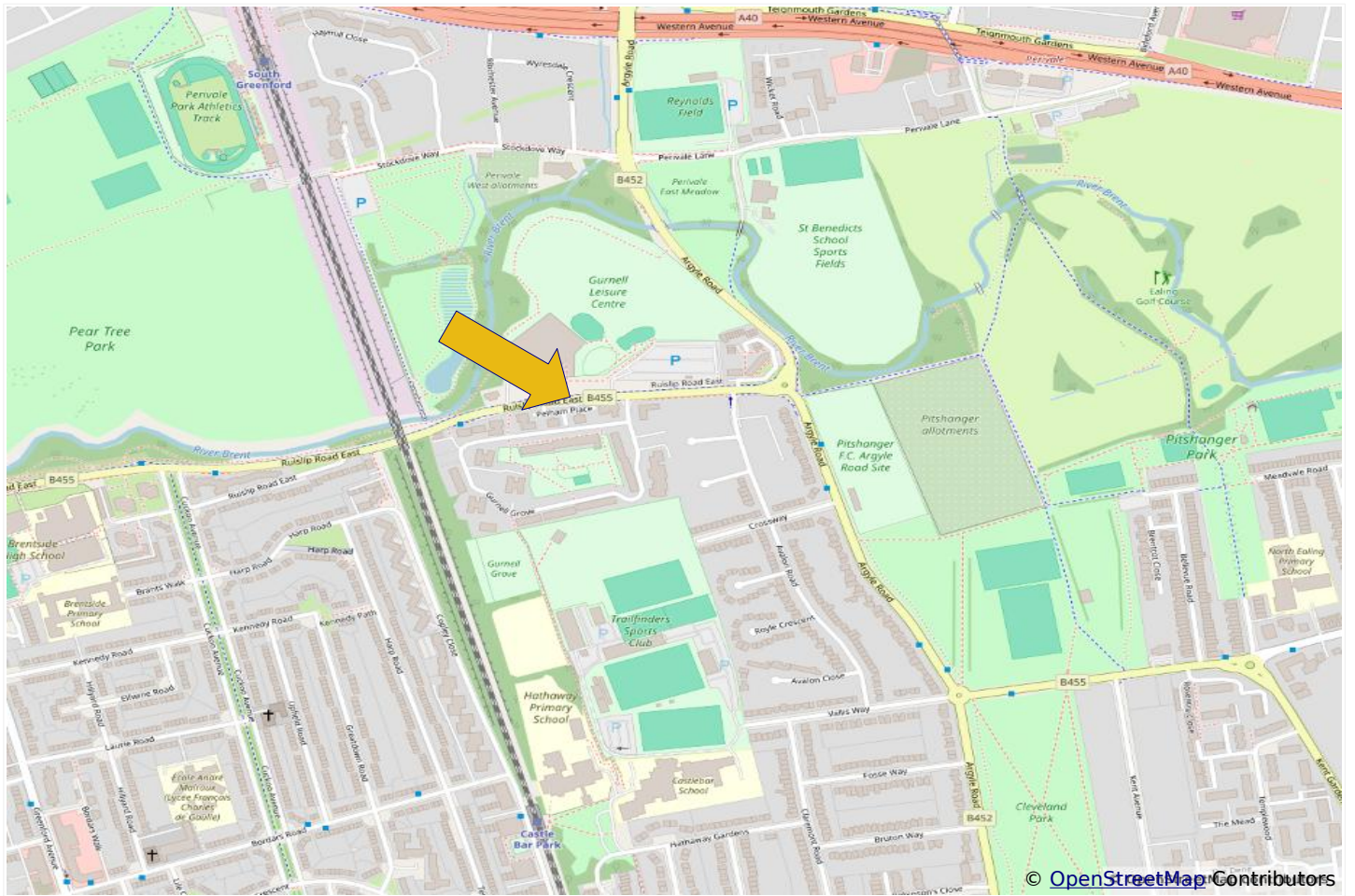
Ealing Broadway with its wide variety of shopping, leisure and transport facilities, including Elizabeth Line is within 1 mile. The property is a few hundred yards from the Gurnell Grove Leisure Centre development (anticipated opening date 2027) and within half a mile of Pitshanger Park.

*** DOUBLE ASPECT LOUNGE WITH JULIETTE BALCONY ***

*** OFF-PEAK ELECTRIC HEATING * DOUBLE GLAZING ***

*** COMMUNAL LAWNS * ALLOCATED PARKING ***

*** NO UPPER CHAIN ***



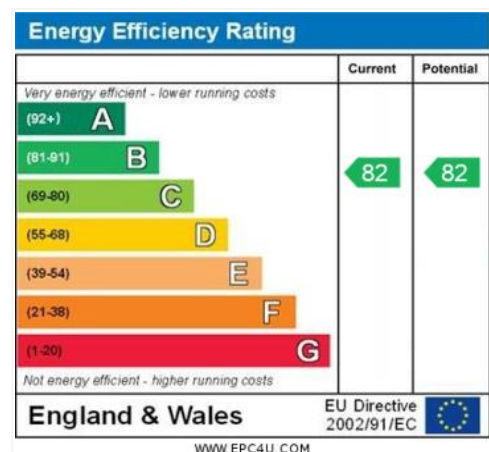


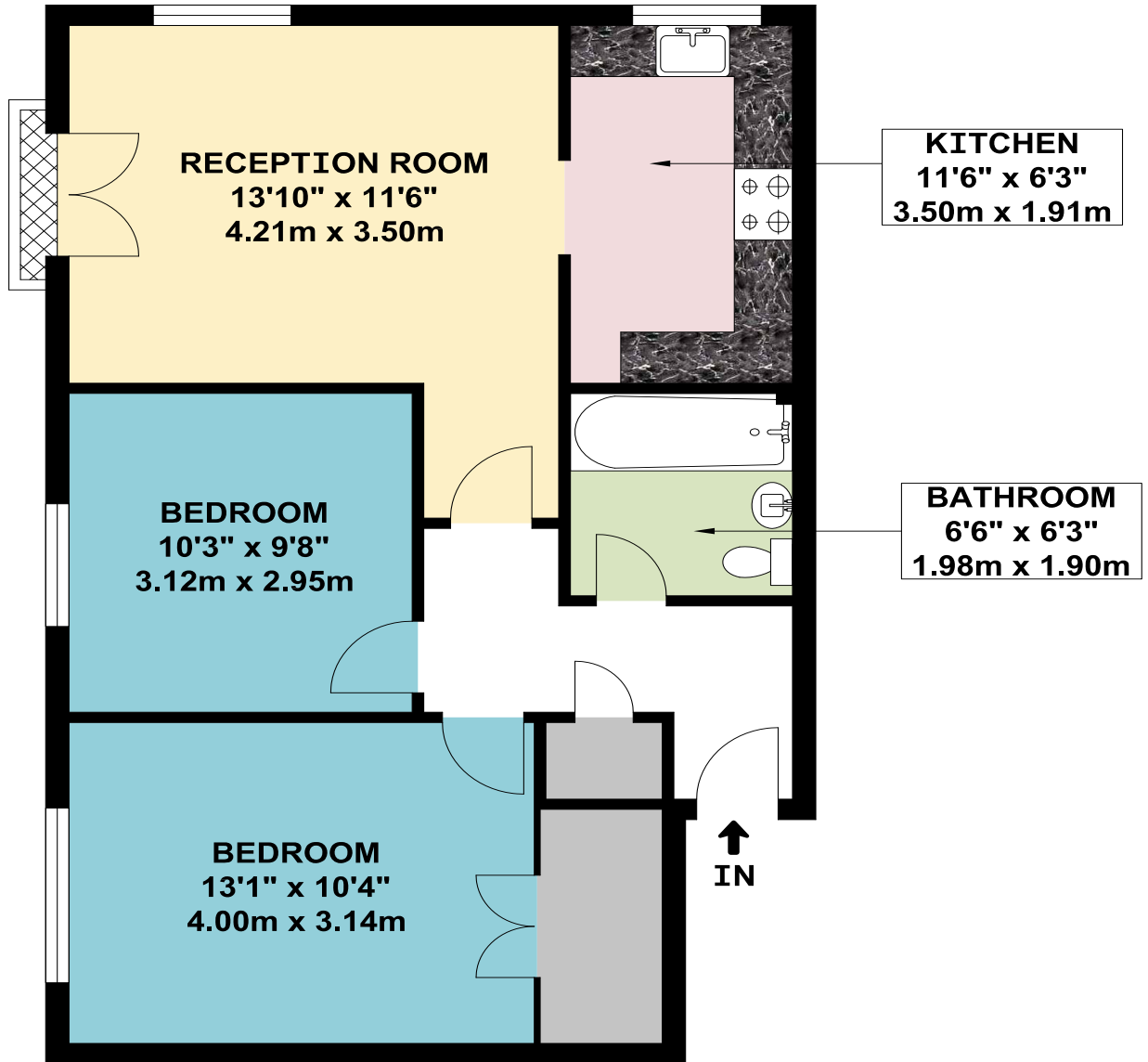
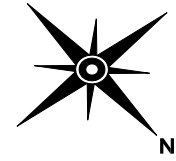
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st January 2001 at a current ground rent of £100 p.a.

Service Charge

We are advised that the service charge is currently calculated at £2500 pa including insurance and sinking fund





FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 638.73 SQ. FT / 59.34 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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