

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

**BRIDGEPOINT HOUSE, SUDBURY HEIGHTS AVENUE,
GREENFORD UB6 0BF
£225,000 Leasehold**



EXCELLENT THIRD FLOOR PURPOSE BUILT ONE BEDROOM BALCONY FLAT

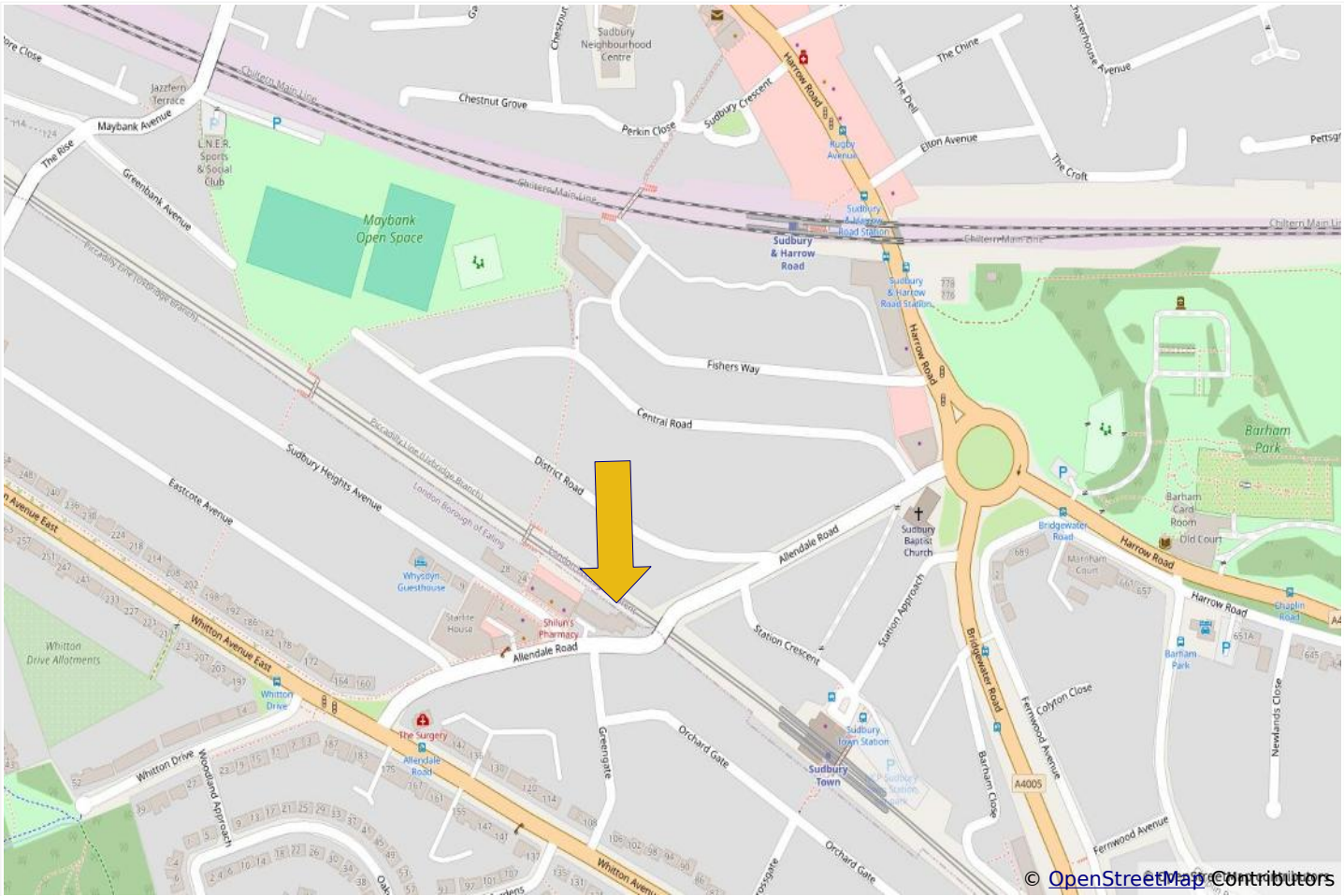
Constructed approximately fifteen years ago the property is located in a very convenient residential position a few hundred yards from Sudbury Town Piccadilly Line Station and approximately ¼ mile from Sudbury and Harrow Road Chiltern Line overground station, shopping facilities, 92 H17 & 487 bus routes.

*** UNDER FLOOR ELECTRIC HEATING * DOUBLE GLAZING ***

*** FITTED KITCHEN AREA * COMMUNAL ROOF TERRACE ***

*** OFF-STREET PARKING * NO UPPER CHAIN ***

*** CURRENTLY AVAILABLE ONLY TO APPLICANTS WHO ARE NOT PROPERTY OWNERS ***



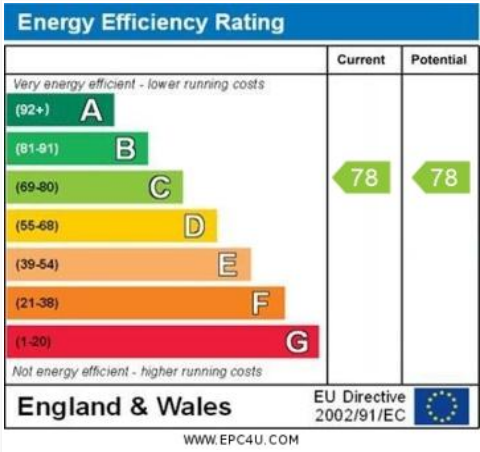


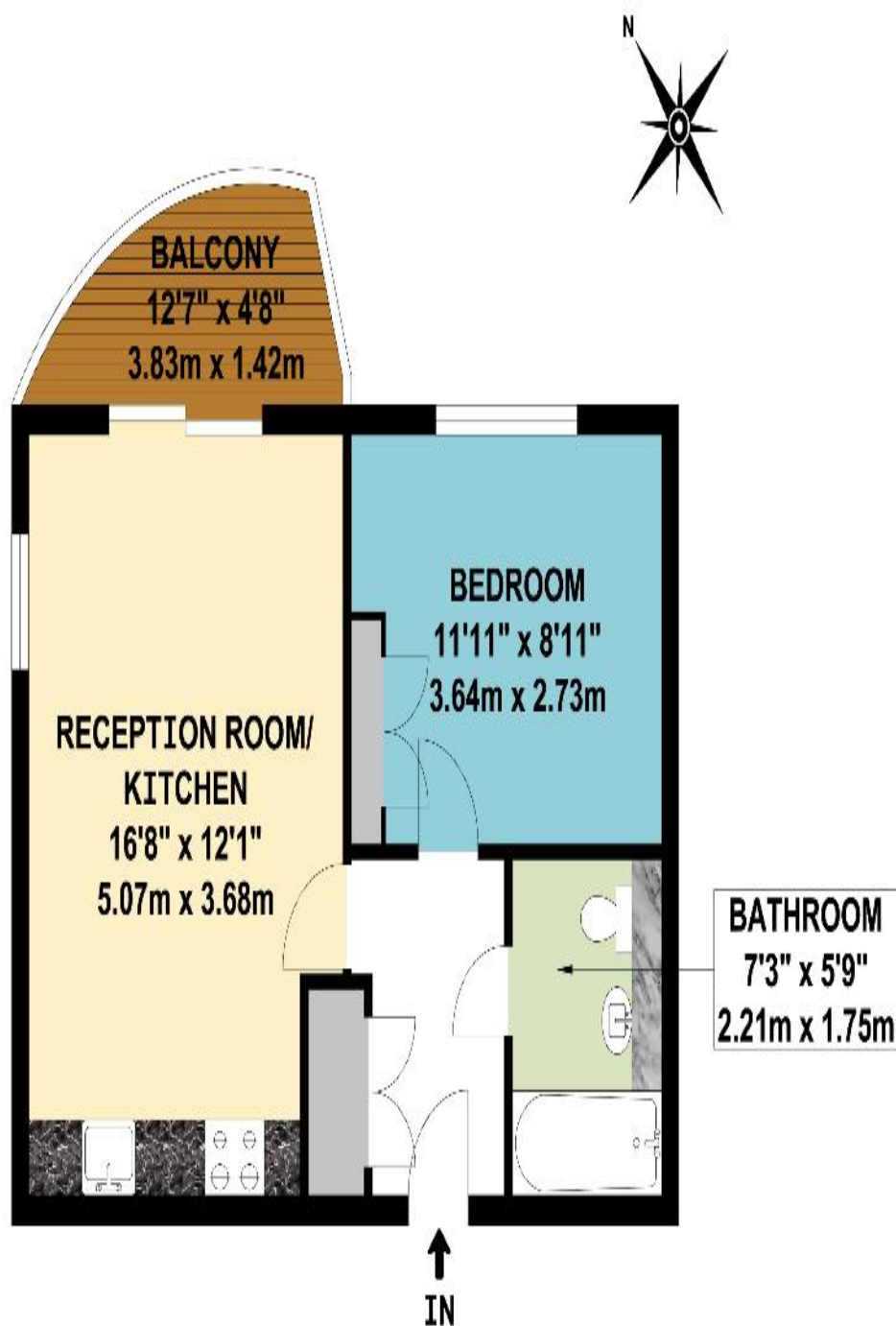
Lease Information

The property is held on Leasehold Tenure for a term of 125 years from 1st January 2009 at a current ground rent of £262.11 p.a.

Service Charge

The service charge for the 12 months to 30th September 2025 is in the sum of £3175.58





THIRD FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 405.59 SQ. FT / 37.69 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 449.50 SQ. FT / 41.76 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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