

020 8864 5678

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1279 Greenford Road  
Greenford, UB6 0HY

## **BRIDGEPOINT HOUSE, SUDBURY HEIGHTS AVENUE, GREENFORD UB6 0BF £215,000 Leasehold**



### **EXCELLENT THIRD FLOOR PURPOSE BUILT ONE BEDROOM BALCONY FLAT**

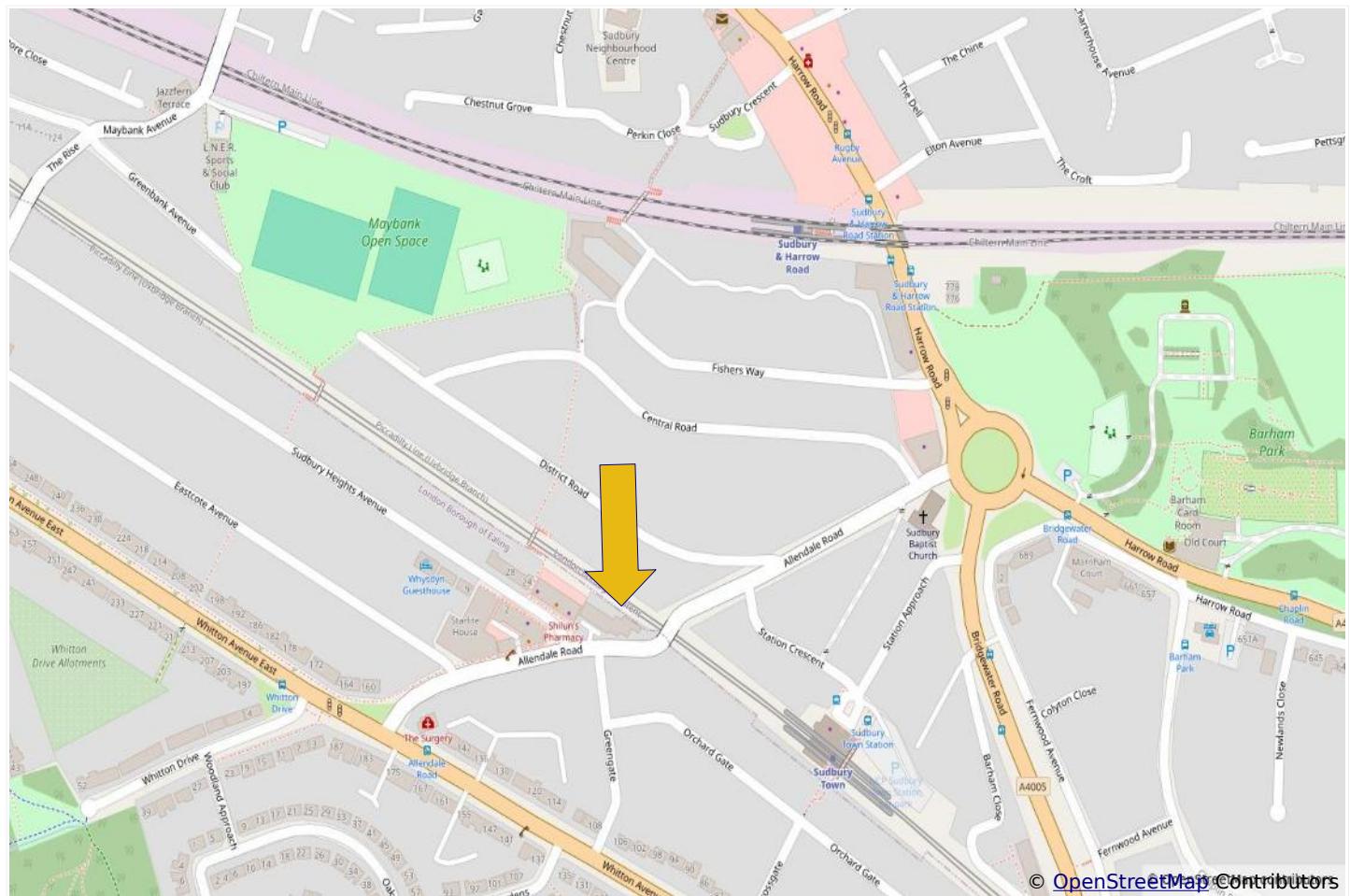
Constructed approximately fifteen years ago the property is located in a very convenient residential position a few hundred yards from Sudbury Town Piccadilly Line Station and approximately  $\frac{1}{4}$  mile from Sudbury and Harrow Road Chiltern Line overground station, shopping facilities, 92 H17 & 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

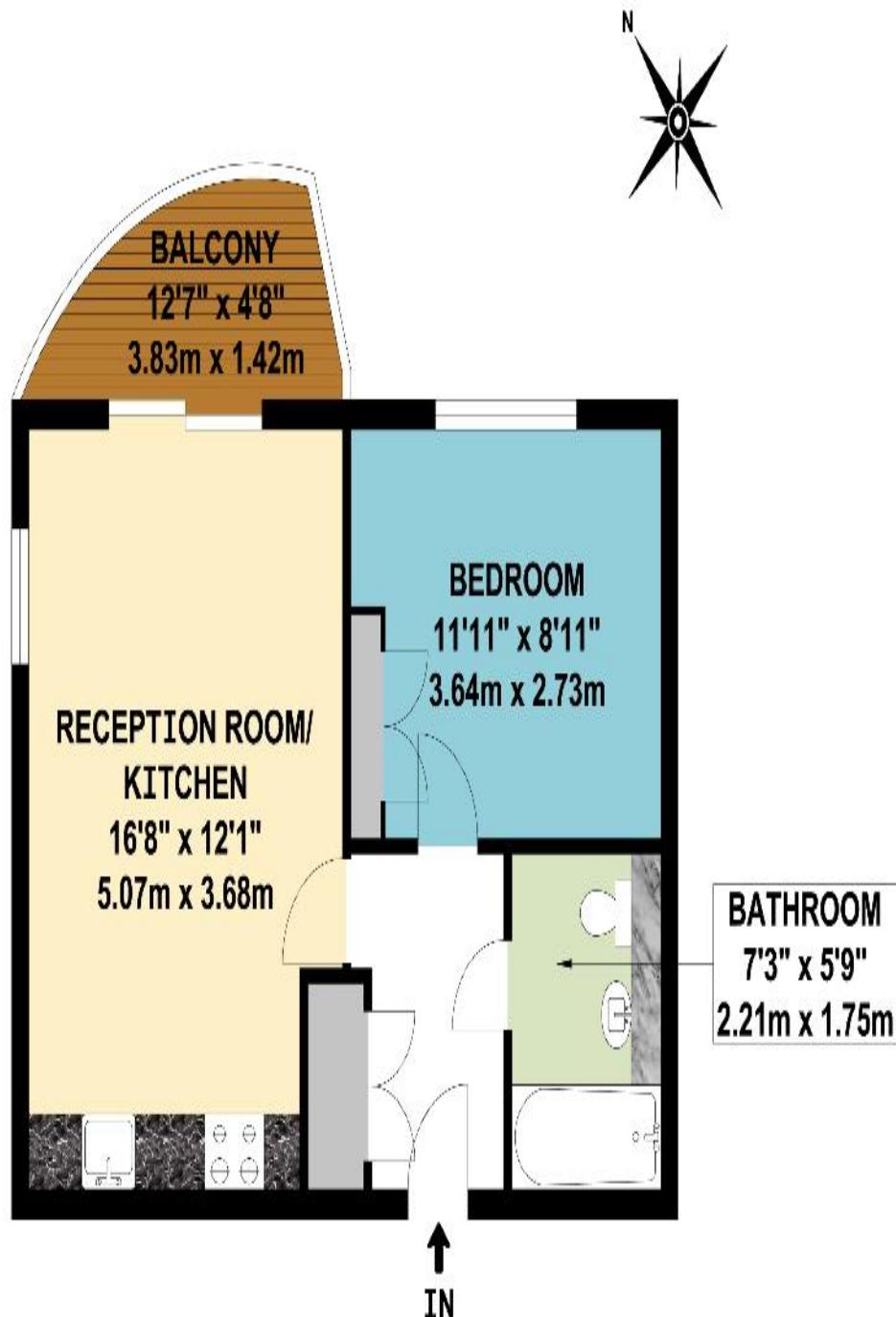
The property is held on Leasehold Tenure for a term of 125 years from 1<sup>st</sup> January 2009 at a current ground rent of £262.11 p.a.

### Service Charge

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-81)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



### 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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