



**Connells**

Bridgepoint House Sudbury Heights Avenue  
Greenford



### Property Description

Connells are pleased to offer to the market this modern one bedroom second floor flat. The property briefly consists of a spacious reception room, newly fitted kitchen, luxury bathroom suite, double glazed floor to ceiling windows, under floor heating, secure bike parking area and private car club vehicles available on site, security entry phone system, communal lift to all floors and two balconies.

The apartment is located within close proximity to numerous shops and multiple transport links to include local bus routes, Sudbury and Harrow Road's National Rail station and Sudbury Town's Piccadilly line tube station. Also nearby is Wembley Central with connections to Bakerloo and Overground lines.

Ideal property for first time buyers or investors. Viewings are highly recommended.

### Agents Note:

The eligibility criteria is as follows:

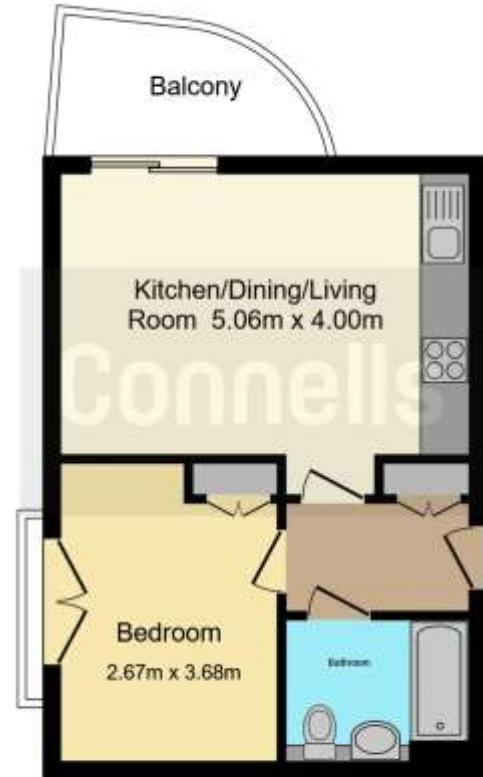
Month 1: live or work in Ealing, not own a property and earn below £90k

Month 2 - 6: live or work anywhere, not own a property, and earn below £90k (priority given to West London boroughs)

After 6 months: no restriction







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 2656.24

Ground Rent:  
 262.11

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/HRW311728\]\(http://viewthispropertyonline.connells.co.uk/Property/HRW311728\)](http://viewthispropertyonline.connells.co.uk/Property/HRW311728)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311728 - 0011