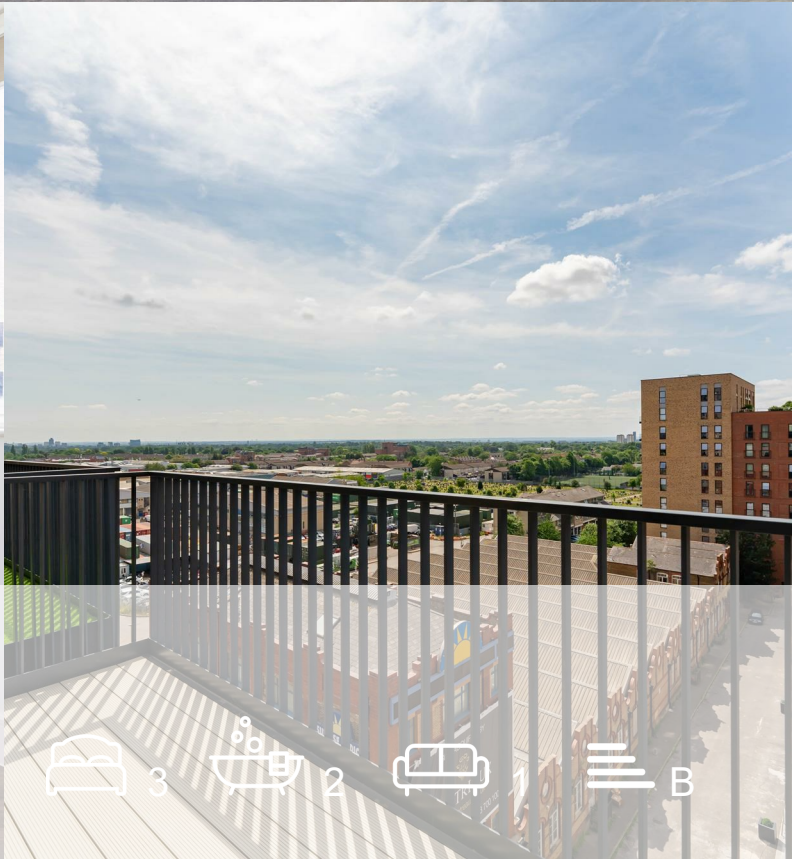




**MOVE INN ESTATES**  
MAKING THE RIGHT MOVE



**Healum Avenue**  
Southall, UB2 4WL  
Offers In Excess Of £475,000



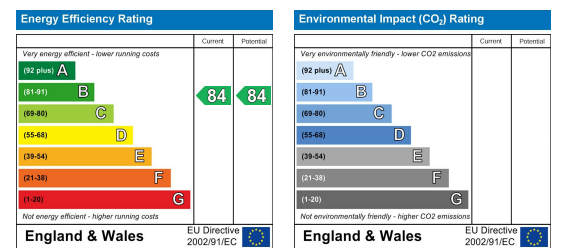
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedrooms
- Lift access
- Walking distance to Southall Station
- No ground rent!
- Seventh floor
- Long lease - 992 years
- Close to schools



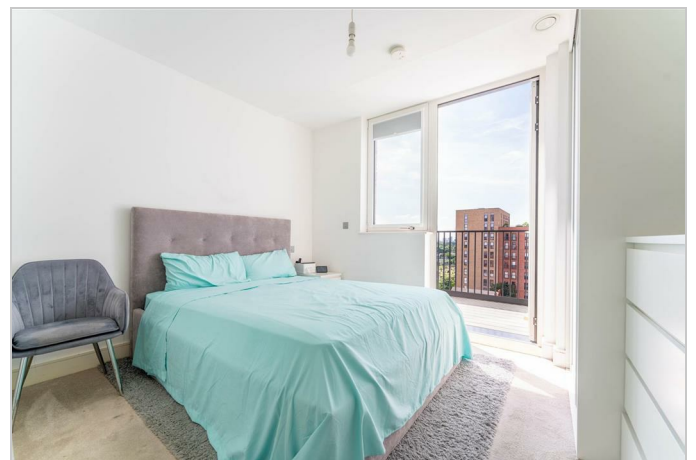
We are delighted to present this stylish and spacious three bedroom, seventh-floor apartment in Butleigh House, a modern, well-maintained development in the heart of Southall. This turnkey home offers generous living space, featuring three double bedrooms, a contemporary fitted kitchen, two sleek modern bathrooms, and two private balconies with far-reaching views. The property also benefits from high-performance glazed windows, a community heating scheme, and secure access.

Property Details:  
Lease - 992 years  
Ground Rent - £0  
Service Charge - £4,440 PA

Located on Healum Avenue, this flat enjoys a prime position just moments from Southall Station, now served by the Elizabeth Line (Crossrail) — providing fast, direct connections to Central London, Heathrow Airport, and beyond. This makes it an ideal location for both commuters and investors alike.

The surrounding area is vibrant and diverse, with an excellent selection of local shops, restaurants, and amenities. Families will also appreciate the close proximity to a number of highly regarded schools, including those rated Good and Outstanding by Ofsted.

Whether you're a first-time buyer, a growing family, or an investor looking for strong transport links and a thriving community, this property offers an exceptional opportunity.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.