



**Healum Avenue, Southall, UB2 4WL**  
**Guide Price £375,000**

**DBK**  
ESTATE AGENTS



## Healum Avenue, Southall, UB2 4WL

### Guide Price £375,000

Situated within a sought-after recent new build development, just moments from Southall Station, this impressive seventh floor apartment offers approximately 1,051 sq. ft of beautifully designed contemporary living space.

The property comprises two generous double bedrooms, including a spacious principal bedroom complete with fitted wardrobes, a stylish ensuite and a dedicated office space. The second bedroom is equally well-proportioned and served by a fashionable family bathroom finished to a high specification.

At the heart of the home is a large open-plan kitchen and living area, thoughtfully designed for both entertaining and everyday living. The chic kitchen features integrated appliances and sleek cabinetry, seamlessly flowing into a bright reception space with ample room for both dining and an additional home office area.

Further benefits include a private balcony, internal storage, lift access, landscaped communal gardens and an attractive roof terrace for residents and visitors to enjoy. The property also boasts an impressive 992 years lease and valid new build warranty, offering peace of mind for years to come.

Just 5 minutes from Southall Station (Elizabeth Line), with fast links to Heathrow (10 mins), Tottenham Court Road (22 mins), Liverpool Street (28 mins), and Canary Wharf (34 mins), this home offers superb connectivity. Ideal for professionals, families, or investors. The area boasts popular restaurants, gyms, green spaces, and reputable schools including Three Bridges Primary and Featherstone High. Major roads such as the M4, A4, and A40 are also within easy reach.

## Key Features

- Recent New Build Development within Walking Distance to Southall Station
- Seventh Floor Apartment Circa 1,051 Sq.Ft
  - Two Double Bedrooms (Principle Bedroom with Ensuite, Fitted Wardrobes + Office Space)
- Large Open Plan Kitchen + Living Area
- Chic Kitchen Complete with Integrated Appliances
- Living Area Complete with Dining Area + Home Office Space
  - Fashionable Family Bathroom
    - Private Balcony
- Internal Storage + 992 Years Lease + Lift Access + Landscaped Communal Gardens + Roof Terrace
  - Valid New Build Warranty



### Lease

Approx. 992 years remaining

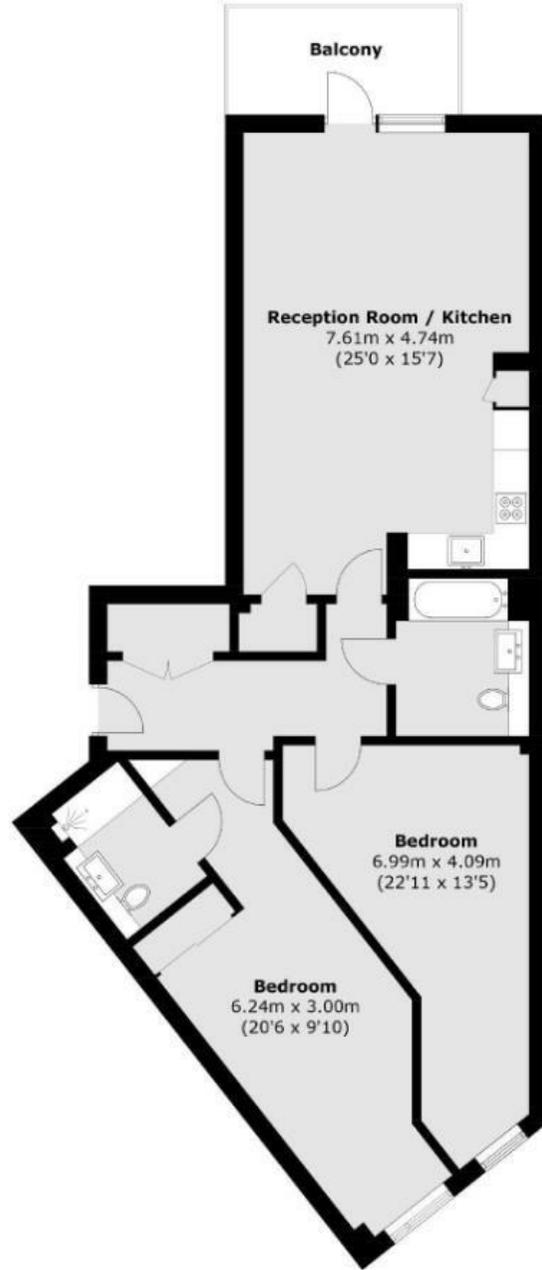
### Service Charge

£5,169.02 per annum

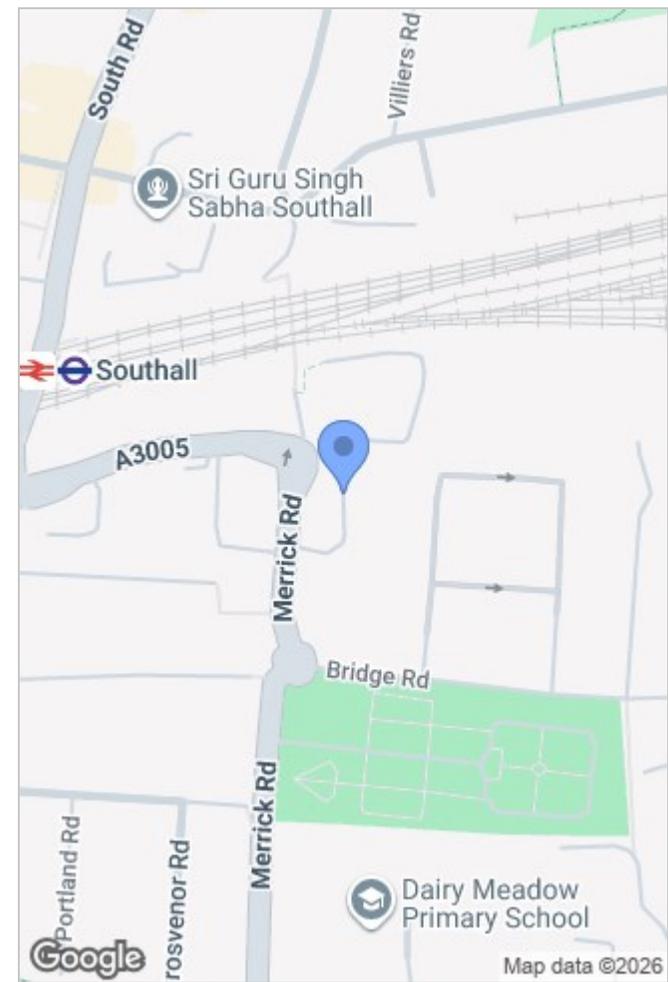
### Ground Rent

NIL





Total area (approx.): 97.7 sq. m (1,051.6 sq. ft)  
Balcony area : 6.9 sq. m (74.3 sq. ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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