



**Havelock Road, Southall, UB2 4GG**  
**Guide Price £375,000**

**DBK**  
ESTATE AGENTS



## Havelock Road, Southall, UB2 4GG

### Guide Price £375,000

Set within a recently built modern development and still covered by a new build warranty, this beautifully presented apartment offers contemporary living at its finest.

Designed with high specifications throughout, the property features a spacious master bedroom with a chic en-suite shower room, a second double bedroom, and a sleek modern family bathroom.

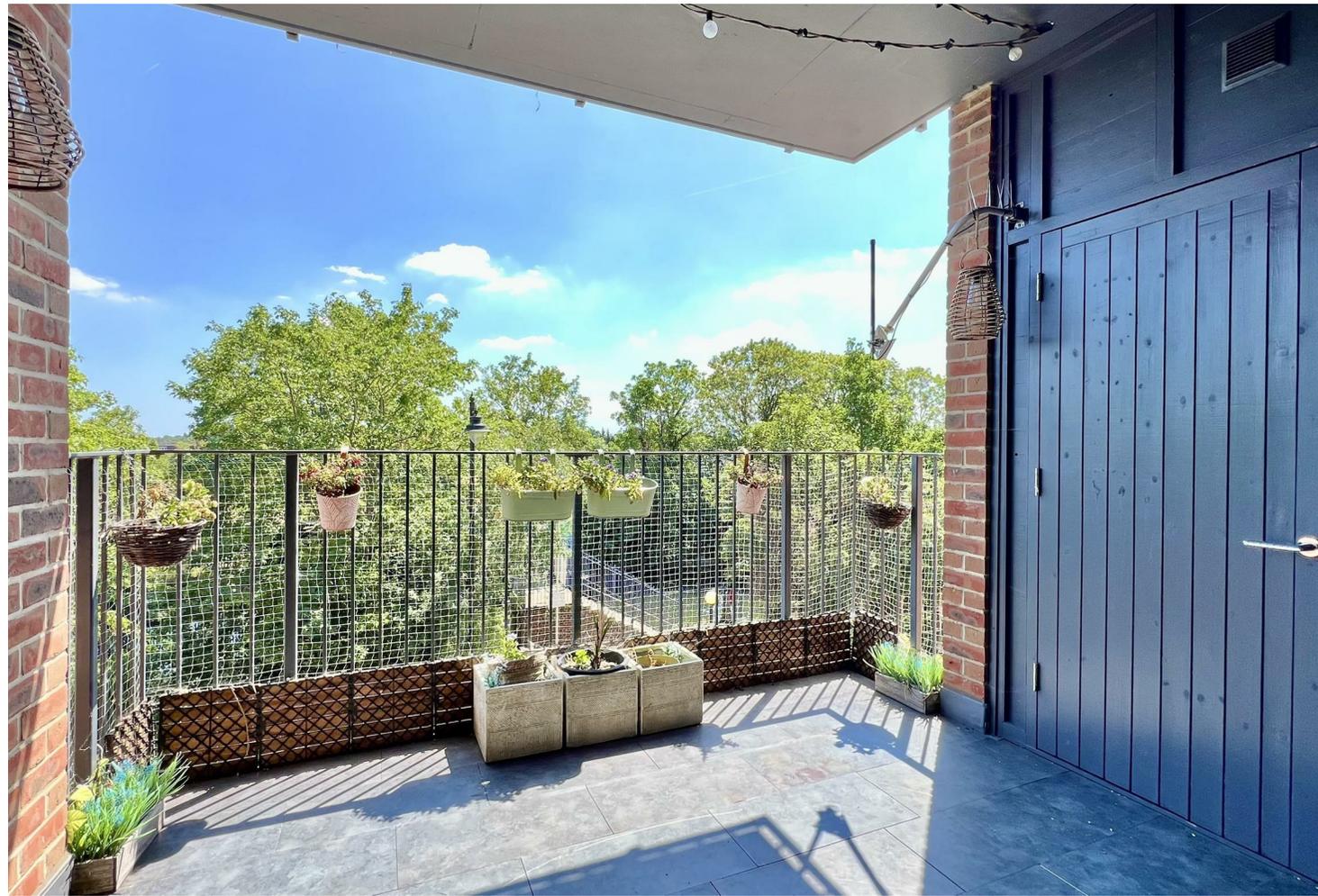
The standout open plan kitchen and reception room is flooded with natural light and finished with integrated appliances, creating a perfect space for relaxing and entertaining leading to a large private balcony offers tranquil canal views.

Other benefits include an external utility room, generous storage, lift access, and a secure entry system. With approximately 243 years remaining on the lease and on-street parking available, this stylish apartment is an exceptional choice.

Quietly positioned in what is considered a highly sought-after area bordering Norwood Green and set just off The Grand Union Canal as well as moments away from the highly acclaimed Three Bridges School. Southall Station (Elizabeth Line) is only 0.6 miles connecting commuters to The City. There are ample open spaces nearby with the renowned Osterley Park just minutes away and Glade Lane Canalside Park. The property also falls within a short walk to local reputable schools.

## Key Features

- Recently Built Modern Development with New Build Warranty
- Two Bedroom Apartment (Master with a Chic Ensuite Shower Room)
- Stunning Open Plan Kitchen/ Reception Room Filled with Natural Light
  - Kitchen Complete with Integrated Appliances
  - Modern Family Bathroom Suite
- Large Private Balcony with Canal Views
  - External Utility Room
- Ample Storage within the Apartment
  - High Specifications Throughout + Approx. 243 Years Lease Remaining
- Lift Access + Secure Entry System + On Street Parking



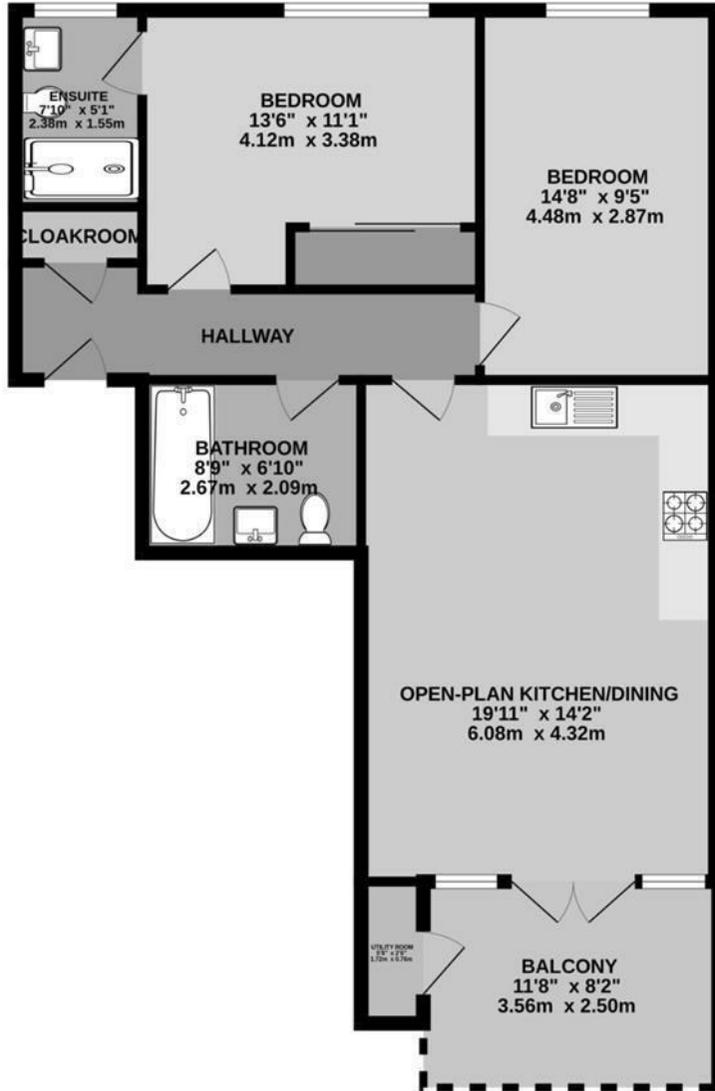
**Lease**  
243 years remaining

**Service Charge**  
£250.00 per month

**Ground Rent**  
£300.00 per annum



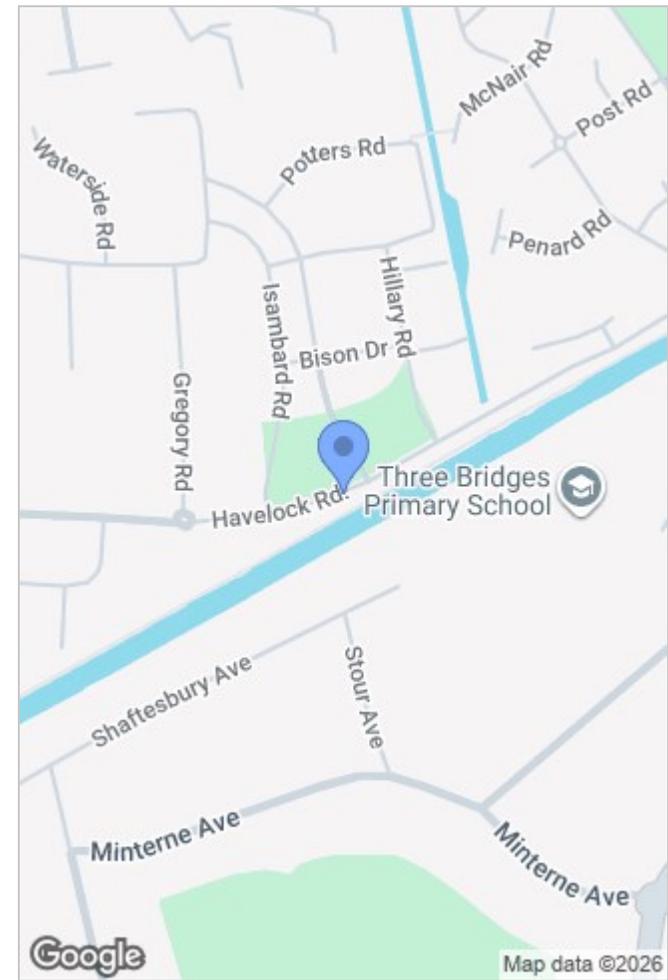
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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