

Healum Avenue, Southall, UB2 4WH
Guide Price £279,000

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This superb third-floor apartment forms part of a recently built modern development, ideally positioned within walking distance of Southall Station, offering excellent transport connections into Central London and beyond.

Finished to a high specification throughout, the property offers stylish, contemporary accommodation centred around a wonderfully bright and airy open-plan kitchen, dining and living area. The sleek fitted kitchen comes complete with a range of integrated appliances, while the living space provides ample room for both dining and relaxation, with direct access onto a private balcony.

The apartment further comprises a generously sized double bedroom and a fashionable, well-appointed family bathroom suite. A useful utility/storage cupboard provides valuable additional storage.

Further benefits include a secure entry system, lift access and dedicated bike storage, making this an excellent choice for first-time buyers, professionals and investors alike with the added benefit of an impressive approximately 993 years lease.

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**
- **Third Floor Apartment**
- **Finished with High Specifications Throughout**
- **One Large Bedroom**
- **Bright + Airy Open Plan Kitchen with Diner + Living Area**
- **Kitchen Complete with Integrated Appliances**
- **Fashionable Family Bathroom Suite**
- **Private Balcony**
- **Utility/ Storage Cupboard**
- **Secure Entry System + Lift + Bike Storage + 993 Years Lease**





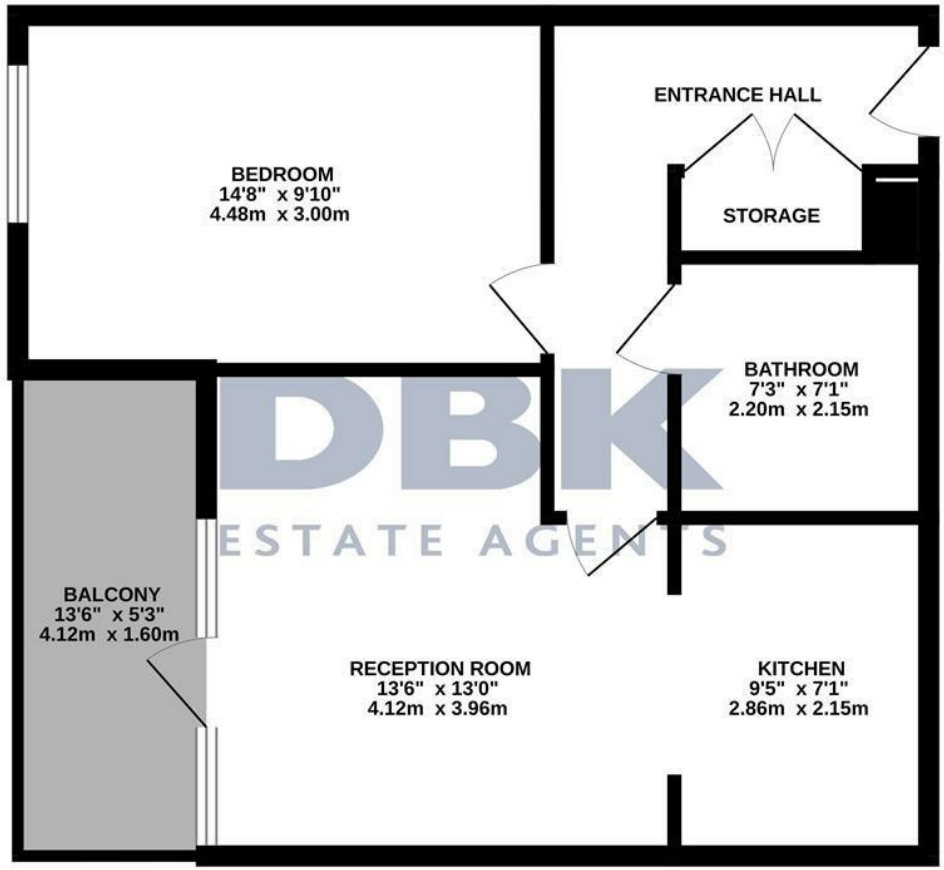


Lease
993 years remaining

Service Charge
£2,012 per annum

Ground Rent
NIL

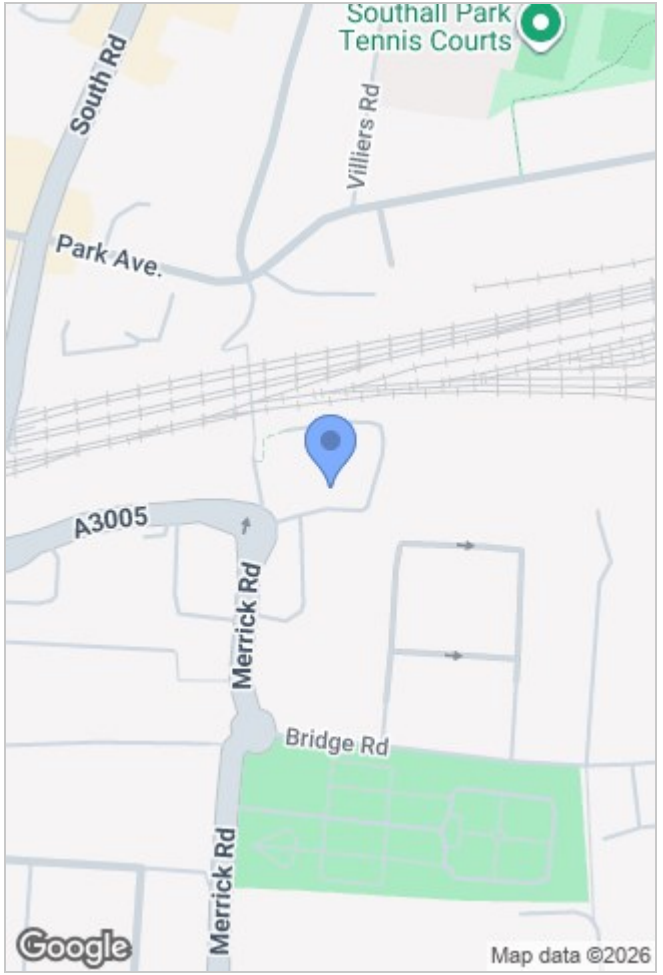
517 sq.ft. (48.0 sq.m.) approx.

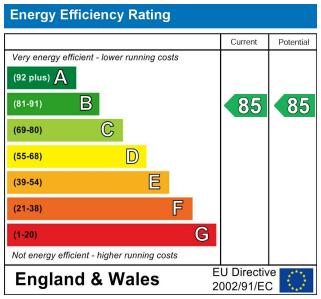


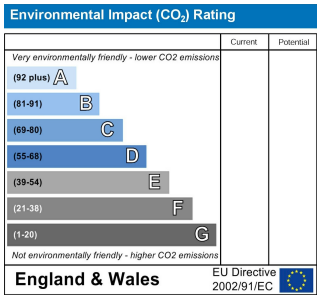
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TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

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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