



**Healum Avenue, Southall, UB2 4WH**  
**£2,200 Per Calendar Month**

**DBK**  
ESTATE AGENTS



## Healum Avenue, Southall, UB2 4WH £2,200 Per Calendar Month

Available To Mid-July! – A Modern Two-Bedroom Apartment in a Sought-After Development.

Set within a stylish development completed in 2021, this beautifully finished apartment offers contemporary living with high specifications throughout. Designed to maximise light and space, the home provides a modern layout that perfectly balances comfort with functionality.

The heart of the property is the bright and airy open-plan kitchen, dining, and living area. The modern fitted kitchen features sleek cabinetry and high-quality finishes, while full-height windows open out to a private balcony, perfect for relaxing or enjoying alfresco dining.

Two well-proportioned bedrooms offer flexible accommodation, with the principal bedroom benefits from a stylish en-suite shower room. A fashionable family bathroom, designed with modern fittings, further enhances the home's appeal.

Practical features include a secure entry system and well-maintained communal areas. The property also benefits from its superb location, just a short walk from Southall Station (Elizabeth Line), providing fast and convenient links into Central London and Heathrow.

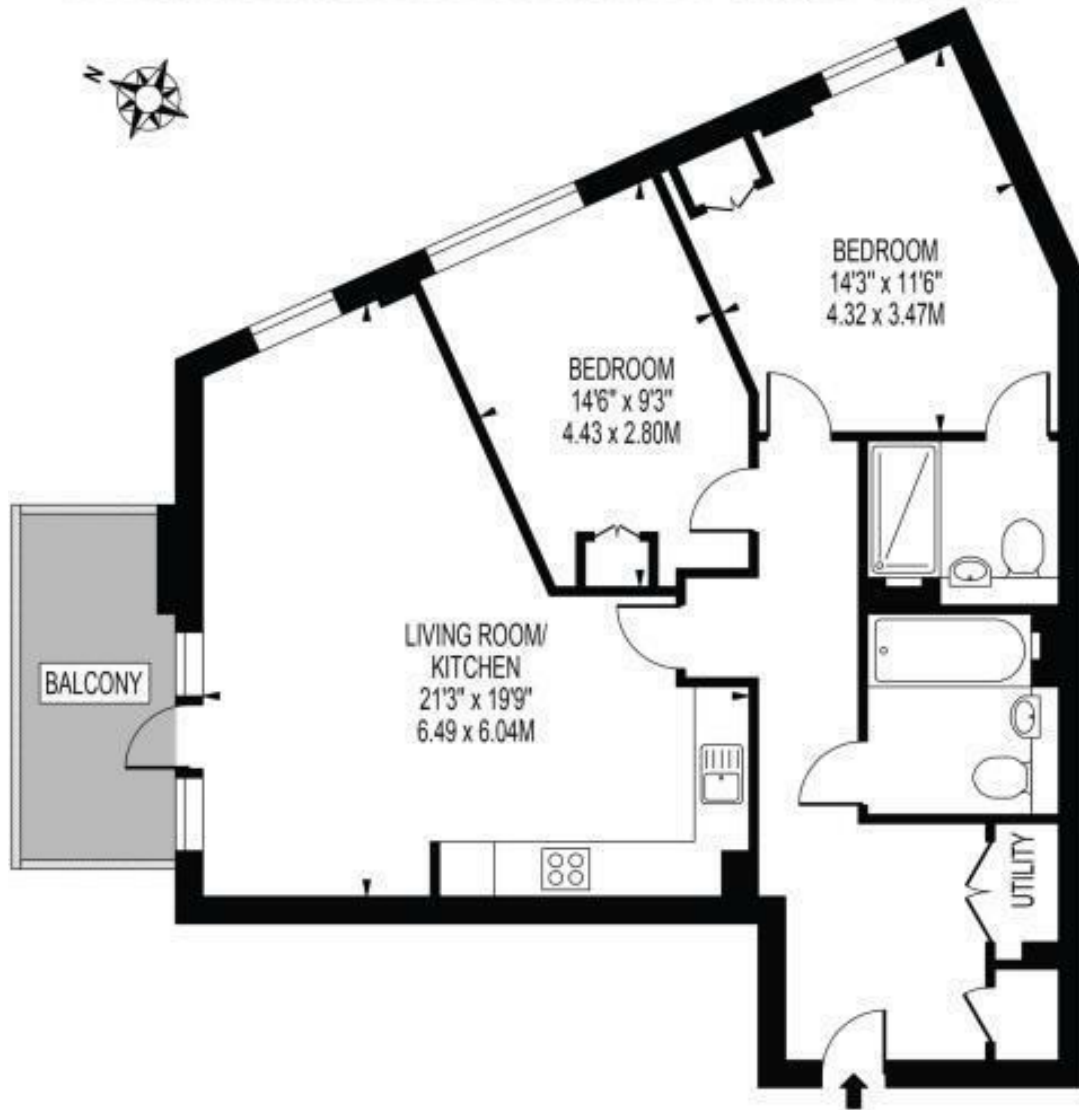
## Key Features

- Available To Mid-July!
- Modern Development Completed in 2021
- Finished with High Specifications Throughout
- Two Well Proportioned Bedrooms (Master with Ensuite)
- Bright + Airy Open Plan Kitchen with Diner + Living Area
- Modern Fitted Kitchen with Integrated Appliances
- Fashionable Family Bathroom Suite
  - Private Balcony
  - Secure Entry System
- Walking Distance to Southall Station



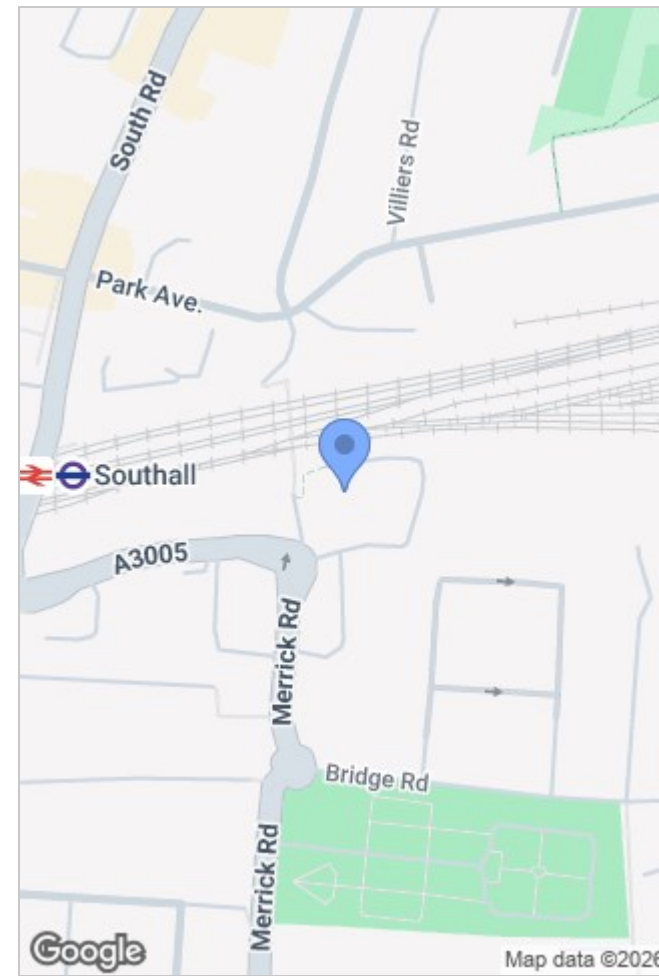
# ASHWELL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 822 SQ FT - 76.34 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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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