



1 Dormers Wells Lane, Southall, UB1 3HR
Guide Price £275,000

DBK
ESTATE AGENTS



1 Dormers Wells Lane, Southall, UB1 3HR

Guide Price £275,000

Offered to the market CHAIN FREE, this ground floor apartment provides approximately 610 sq. ft.. of comfortable living accommodation.

The property comprises two well-proportioned bedrooms, a bright and spacious reception room, a separate fitted kitchen and a modern family bathroom. Additional internal storage enhances the practicality of the home.

Further benefits include an approximate 115-year lease, communal gardens and communal parking for residents on a non-allocated basis, together with additional on-street parking available nearby.

Well situated, the property lies just off the Uxbridge Road which provide easy access to the A40, Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk, sufficient local amenities, well renowned restaurants and NHS Ealing Hospital. For those commuting to The City, Southall Station can be found within 0.6 miles and local reputable schools such as Villiers High School.

Key Features

- Chain Free
- Ground Floor Apartment
 - Circa 610 Sq.Ft
 - Two Bedrooms
 - Reception Room
 - Kitchen
- Modern Family Bathroom
 - Internal Storage
- Approx. 115 Years Lease + All Electric (No Gas)
 - Communal Gardens + Communal Parking - Not Allocated + Additional On Street Parking Available



Lease

Approx. 115 years remaining

Service Charge

£1,200.00 per annum

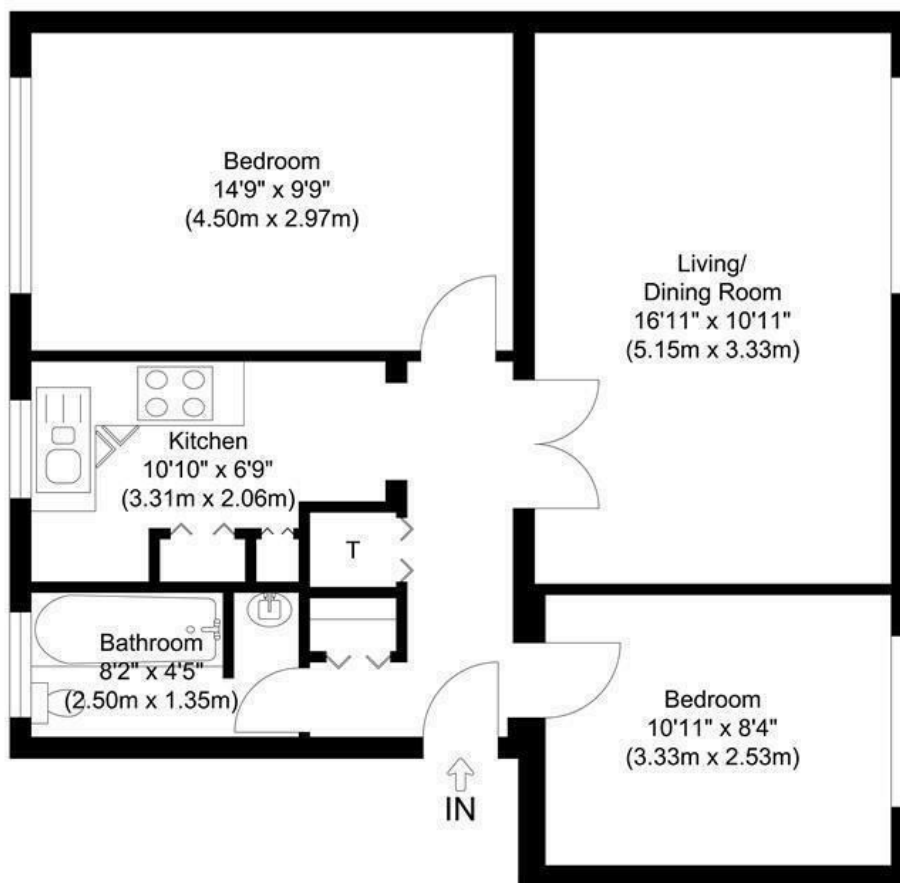
Ground Rent

£100.00 per annum

Parking

Communal Parking - Not Allocated
Additional On Street Parking Available



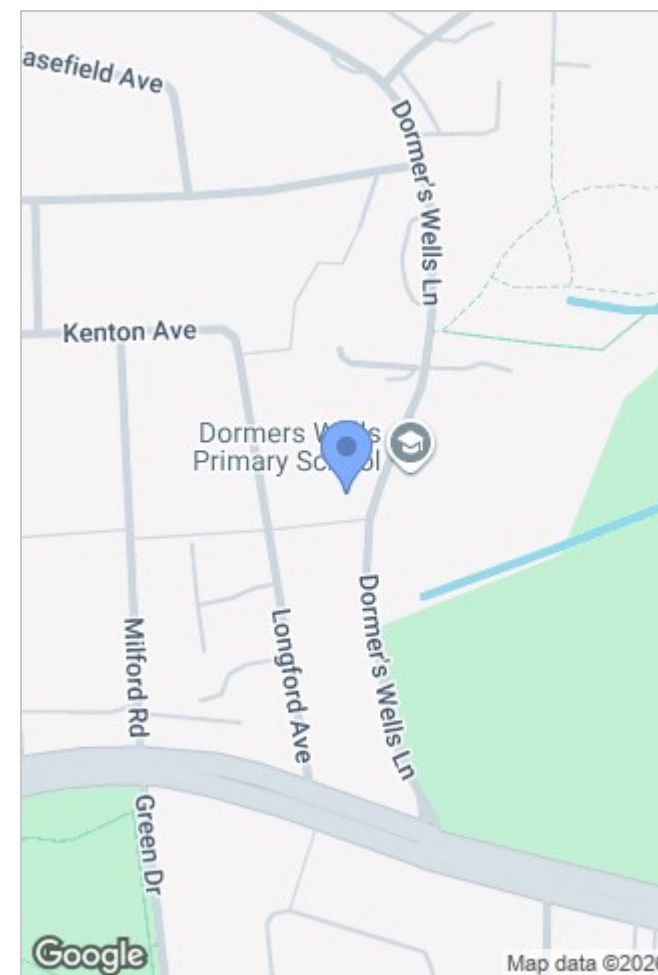


Total Gross Internal Area
610.42 sq. ft.
(56.71 sq. m)



Ground Floor
September Court, Dormers Wells Lane, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	