







Hiltens Estates brings to the market this Brilliant Opportunity to purchase a Spacious 2 bedroom, 2 bathroom, apartment located in Southall, UB2, with Long Lease Remaining of 993 years ! The property consists of a master bedroom with ensuite, a second double bedroom, family bathroom, storage, and an open plan living/kitchen/dining area. There are patio doors in the living area leading to a private balcony with views overlooking a well maintained roof top garden. The property comes with a secure gated Allocated parking space and phone entry system. This property is located in Urban Southall and walking distance to Southall Rail Station (Cross Rail Elizabeth Line), local shops, schools and amenities. There are ample bus links and good transport links to Heathrow, Central London, M4, M25, M40 and A40! This is an Excellent opportunity for First Time Buyers, Commuters and Investors!!! Viewings Highly Recommended!!! Book Now! Call for further details.

Spacious 2 bed, 2 bath, apartment located in Southall, UB2, with Long Lease

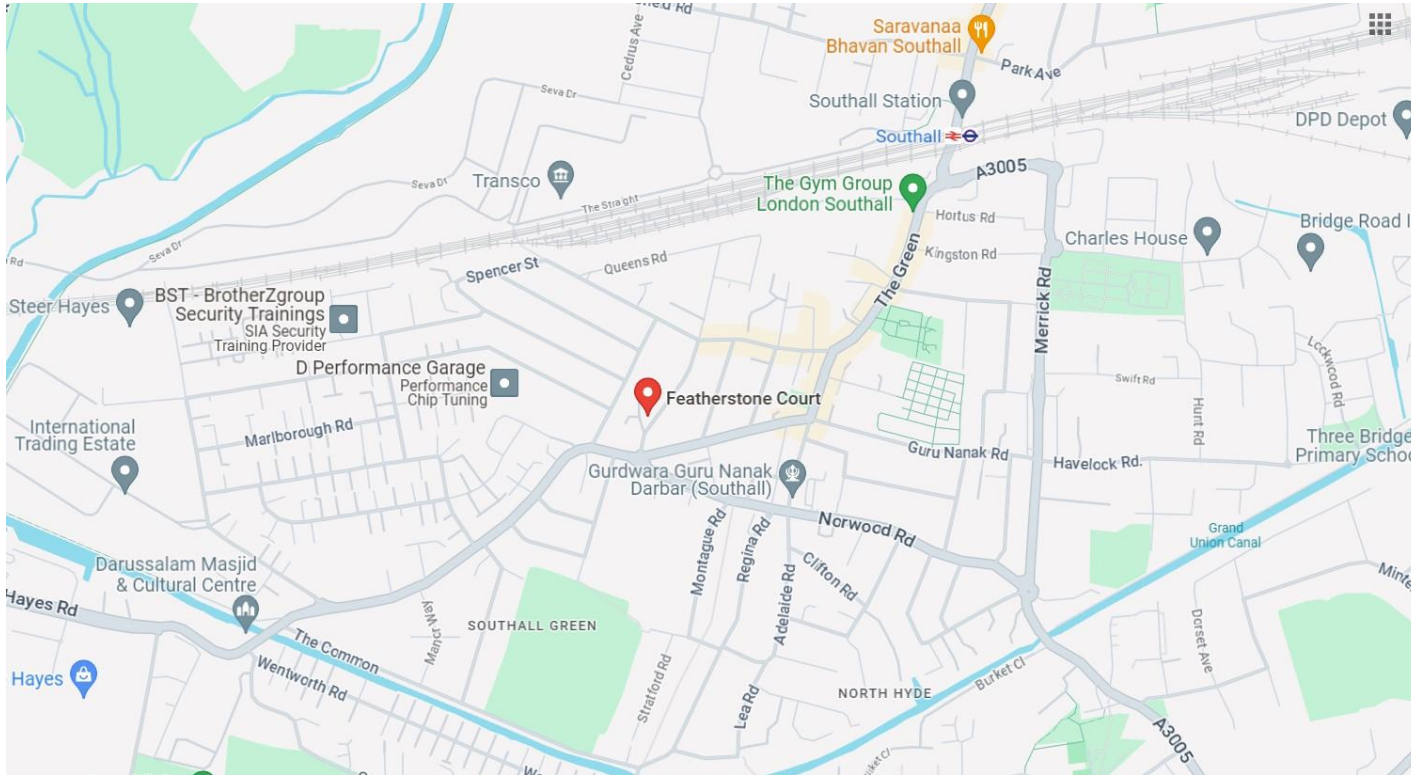
Secure gated Allocated parking space, and phone entry system

Located in Urban Southall and walking distance to Southall Crossrail

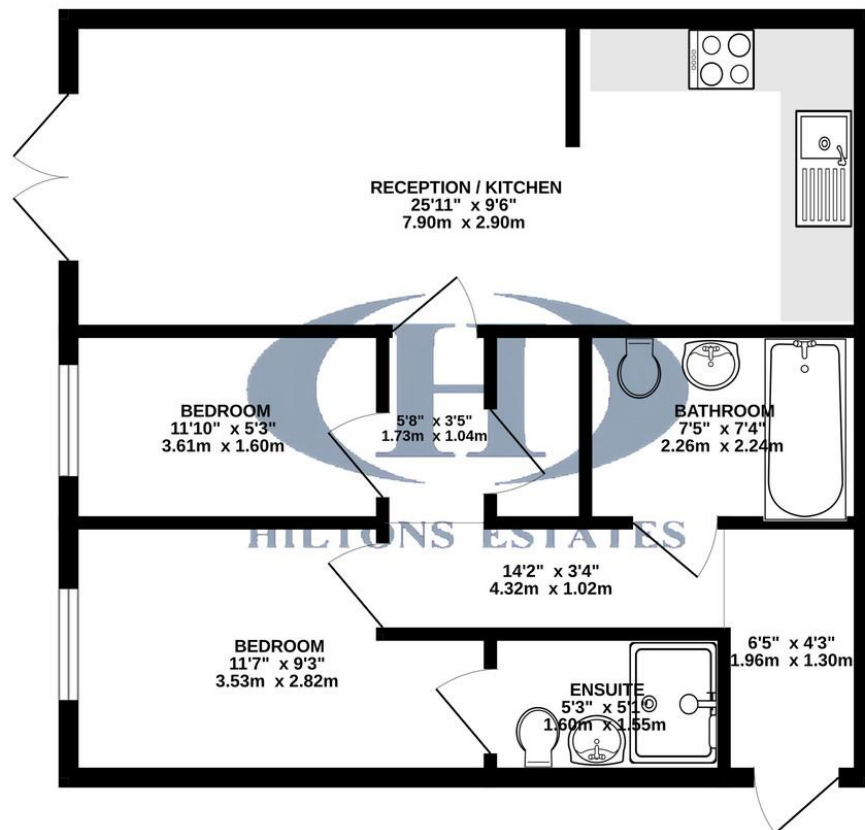
Bus links and good transport links to Heathrow, Central London, M4, M25, M40 and A40!

Excellent opportunity for First Time Buyers, Commuters and Investors!!! Viewings Highly Recommended!





GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.