





Hiltons Estates is pleased to present this stunning two bedroom apartment on the ground floor, with private garden and a very Long Lease 900+. There is an open plan spacious living/diner/kitchen specified to a high standard, the property comes with two double bedrooms benefitting from modern furnishings and a family bathroom. Close to local amenities and transport links, it offers comfort in a popular location. Southall Crossrail is close by as is local schools, shops and bus links! This property is a Brilliant Opportunity for First-time Buyers, Commuters and INVESTORS!! Book your viewings now!! Lease, 992 years, Service charge £3,000pa, Ground rent £300pa.

Spacious Two Bedroom Apartment

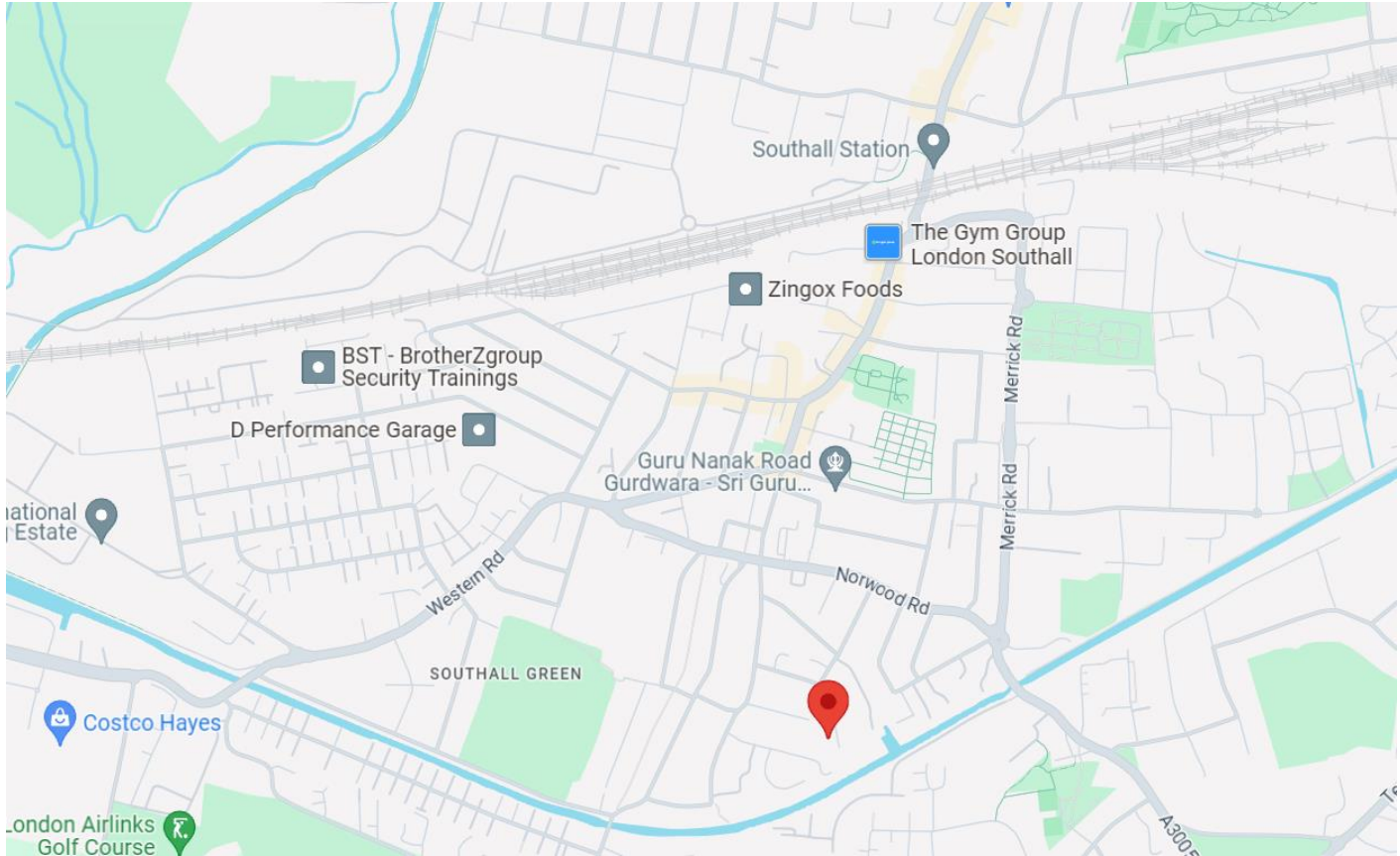
Walking Distance to Local Amenities, Cross Rail, Shops, Schools and Transport Links!

Allocated Gated Parking Space!!

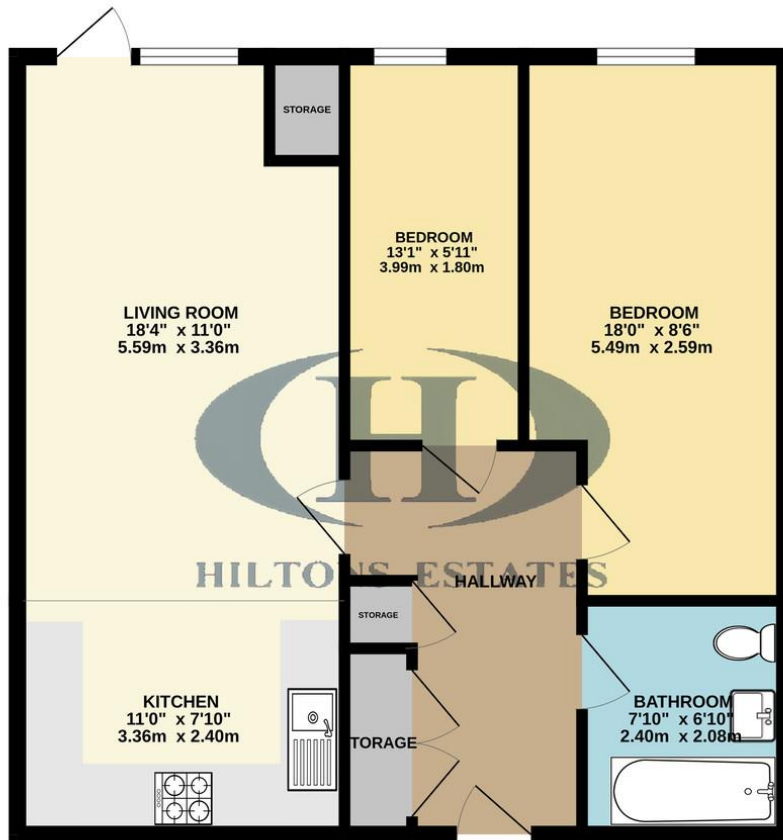
Large Private Garden and Communal Garden

Long Lease of Over 900 Years!!





GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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	86 B	86 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 are 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.