





An excellent opportunity to purchase a second-floor one-bedroom flat on Barnes Avenue, Southall, UB2. This well-proportioned home offers a bright reception room, separate kitchen, double bedroom, and bathroom, with the added benefit of parking.

Set in a quiet and sought-after residential area, the property comes with a brand new 157-year lease, making it a long-term, hassle-free investment. With Southall Broadway and King Street just a short distance away, residents enjoy easy access to local shops, restaurants, and amenities, as well as superb transport links via Southall Station (Elizabeth Line), frequent bus routes, and major road connections, including the A312 and M4.

Ideal for first-time buyers or investors, this flat combines convenience, value, and excellent future potential.

Spacious second floor flat

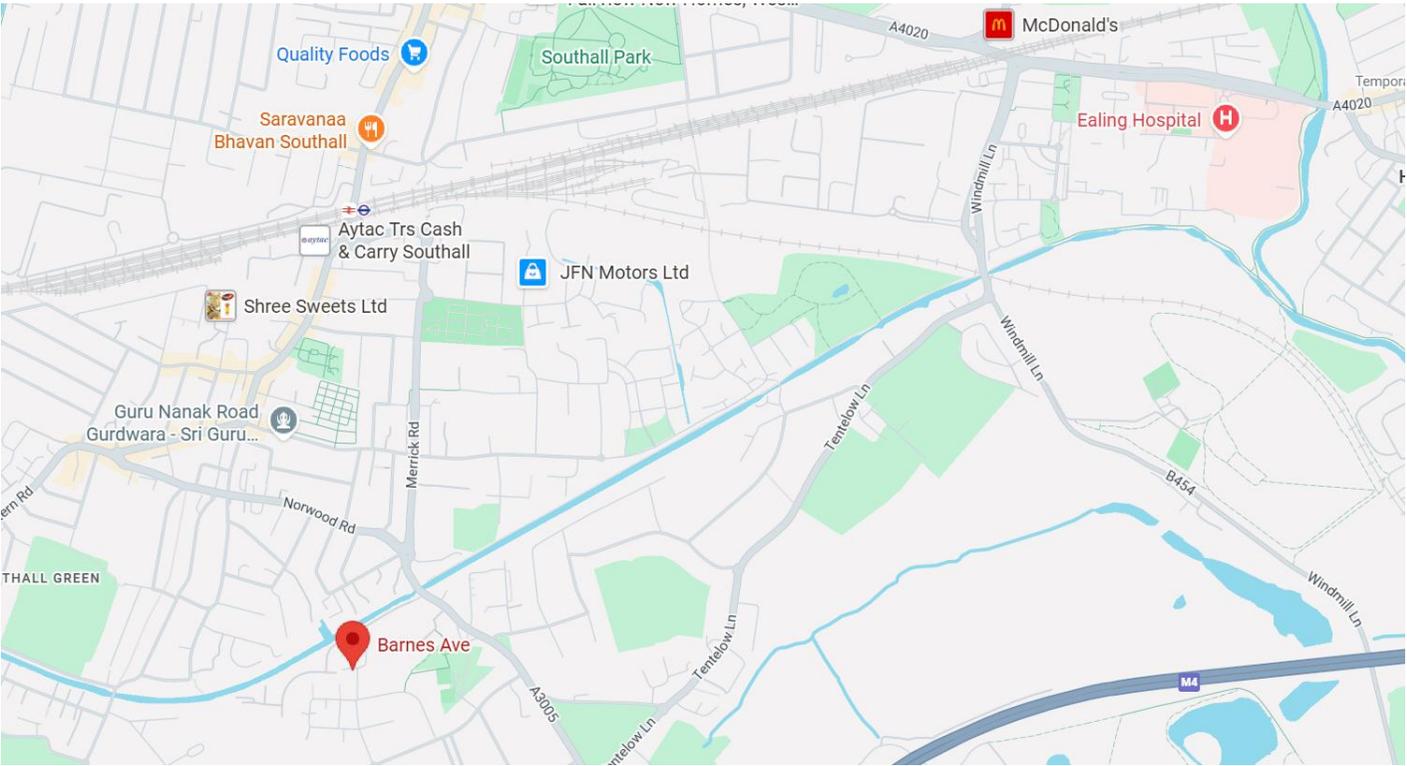
One double bedroom

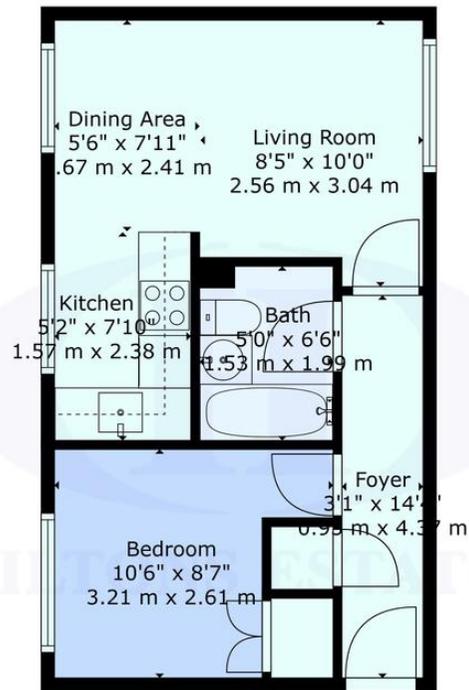
Bright reception room

Separate fitted kitchen

Family bathroom







TOTAL: 343 sq. ft, 32 m²
 FLOOR 1: 343 sq. ft, 32 m²
 EXCLUDED AREAS: WALLS: 39 sq. ft, 4 m²



Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 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.