



Butleigh House, Healum Avenue, Southall, UB2 4WL

- Two Bedroom, Two Bathroom Apartment
- Two 'Outstanding' Rated Schools Nearby
- Moments Away from Southall Train Station
- Immaculate Condition Throughout
- Private Balcony
- Seventh Floor
- Underfloor Heating Throughout
- Built in 2020 by Redrow Homes
- Approximately 1,021 Sq. Ft
- EPC Rating: B

Asking Price £440,000



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A luxurious 2-Bedroom, 2-Bathroom Apartment in Southall, London - Discover this bright and spacious 1,021 sq. ft top-floor apartment, located on the 7th floor of the prestigious West Works development by renowned house builder Redrow. This stunning property offers modern living with an array of high-end features and amenities.

Key Features:

- Spacious Layout: 1,021 sqft with open-plan kitchen and lounge, ideal for entertaining and relaxation.
- Top Floor: Enjoy breathtaking views of the town center and private communal garden through the property's double aspect feature.
- High-End Appliances: Fitted with AEG and Zanussi appliances for a premium living experience.
- Underfloor Heating: Warmth and comfort throughout the apartment, complemented by newly painted and decorated walls.
- Two Spacious Bedrooms: Each with its own size-able bathroom for ultimate comfort and privacy.
- Additional Storage: One storage room and one utility cupboard with ample space, including a washing machine.
- Private Inset Balcony: Perfect for enjoying the outdoors while being shielded from the elements.



Amenities:

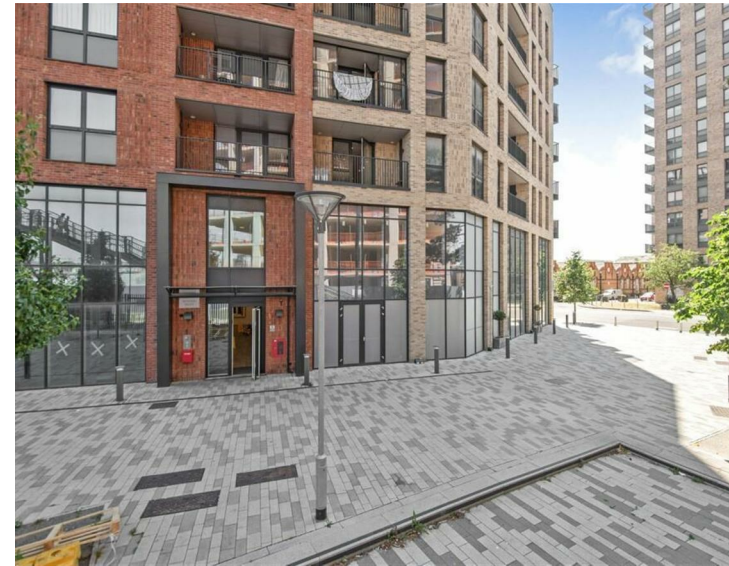
- Modern Development: The West Works by Redrow, complete with 2 lifts, 2 communal gardens, and secure cycle storage privately available only for residents.
- Parking: On-street permit parking available a few minutes away.
- Prime Location: Just a stone's throw from Southall Station, serviced by the Elizabeth Line for easy access to City Centre and Heathrow Airport. Conveniently situated near the M4, A4, and M25 for easy travel by car.
- Recreational Facilities: Only 5 minutes from Southall Park, featuring 25 acres of greenery and amenities for tennis and cricket. Just a 10-minute drive or 15-minute cycle to the stunning 500-acre Osterley Park.
- Educational Excellence: 2 outstanding and 9 good-rated schools within a 1-mile radius.

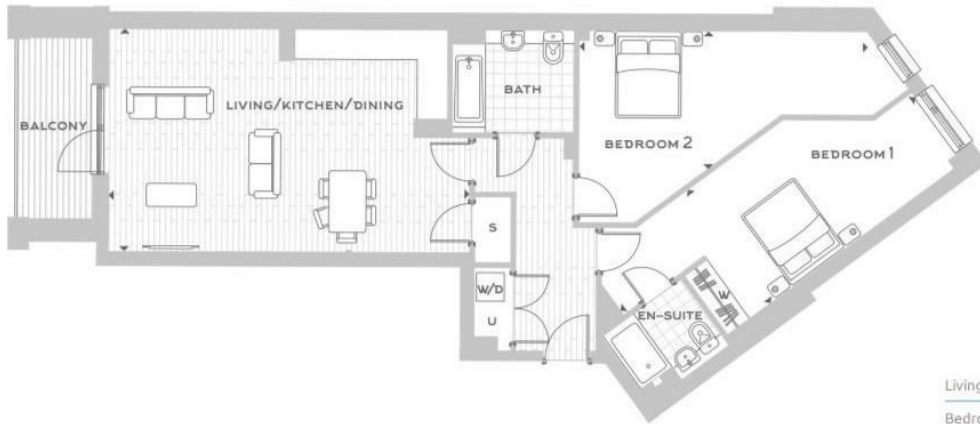


Leasehold - 995 Years Remaining
Annual Ground Rent - £350
Annual Service Charge - £2,776



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Living/Kitchen/Dining	7.69 m x 4.75 m	25'3" x 15'7"
Bedroom 1	7.79 m x 3.00 m	25'7" x 9'10"
Bedroom 2	6.12 m x 2.95 m	20'1" x 9'8"
Total Area	94.90 sq m	1021.35 sq ft
Balcony Area	6.23 sq m	67.06 sq ft

MEASUREMENT POINTS W W/D U S
 FITTED WARDROBE WASHER DRYER UTILITY STORE

All dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. Measurements are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

SOUTHALL · LONDON

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

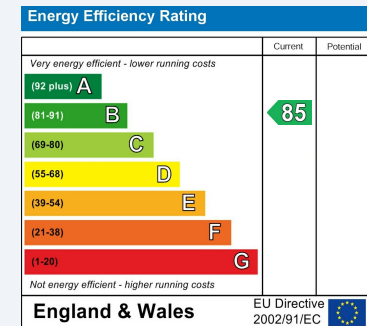
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

