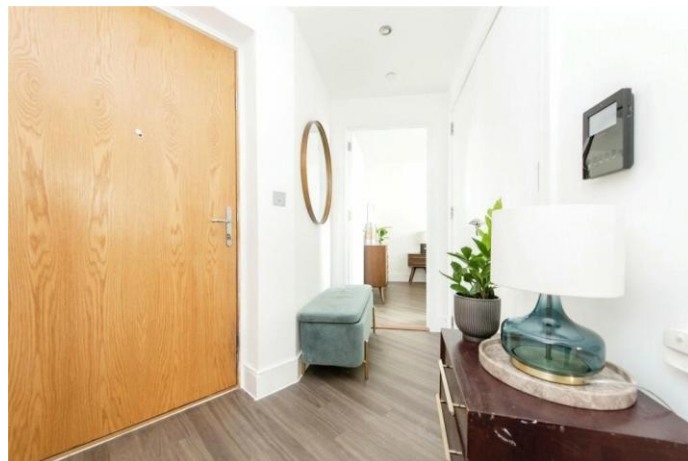




This beautiful and innovative contemporary two bedroom apartment benefits from living space with an exquisitely high specification and finish throughout. This stunning apartment benefits from the kitchen offering a contemporary finish with all fitted and integrated appliances with soft close mechanism doors and drawers. Full height glass splash backs to underside of wall units as well as fully integrated kitchen appliances to include dishwasher, fridge/freezer, microwave, oven, ceramic hob and cooker hood. The bathrooms and en-suite offers a chrome finish with floor-to-ceiling porcelain tiles boasting a tastefully designed decor. Two spacious bedrooms further benefit this spectacular property. Further features to accompany are lift access and communal garden.

Situated seconds away from Southall Station; a highly sought after location of West London being close to major transport links (Elizabeth Line with 12 minutes direct access to Central London) and local amenities



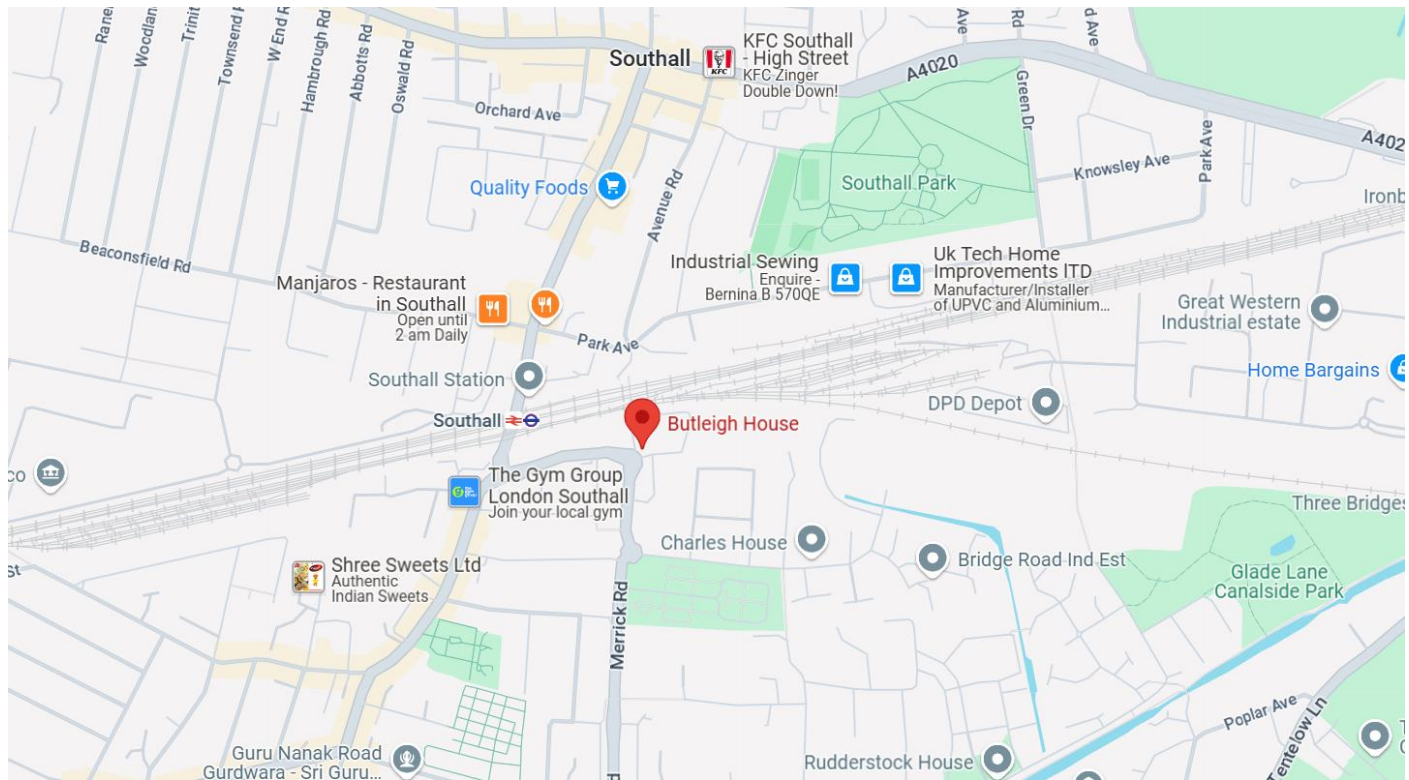
Luxury New Build Apartments seconds from Southall Station

Finished To a High Specification and High Quality Integrated Appliances!

Excellent transport links and Crossrail on doorstep

Call NOW for further details, not to missed!

Viewings available



APARTMENT PLANS

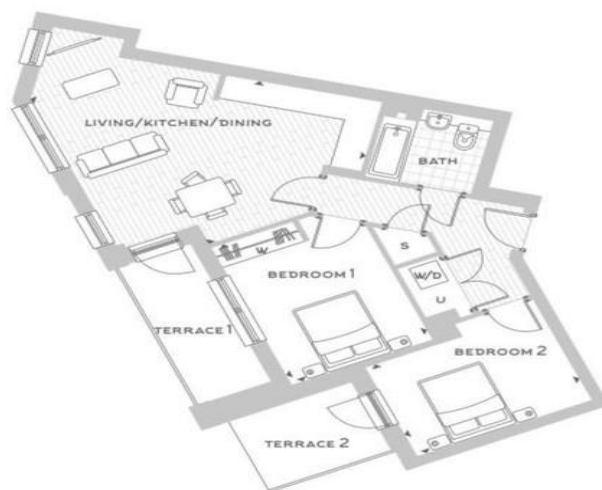
Apartment Type B8

2 BEDROOM | 4 PERSON



PLOTS	2.6.02	2.7.02
FLOOR	6	7

Living/Kitchen/Dining	6.94 m x 4.56 m	22'9" x 15'
Bedroom 1	4.07 m x 3.09 m	13'4" x 10'2"
Bedroom 2	3.85 m x 2.65 m	12'8" x 8'8"
Total Area	65.30 sq m	702.89 sq ft
Terrace 1 Area	6.60 sq m	71.04 sq ft
Terrace 2 Area	5.40 sq m	58.13 sq ft
7 th Floor Balcony Area	6.60 sq m	71.04 sq ft



Terrace to plot 2.6.02, only

MEASUREMENT
POINTS

W
FITTED
WARDROBE

W/D
WASHER
DRYER

U
UTILITY

S
STORE

All areas and 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. They 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 +/- 50mm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hiltons Estates, 137 Western Road
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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.