

### Convent Way | Southall | UB2 5UN

Hiltons are pleased to bring to the market this modern property, consisting of three large bedrooms (2 double and 1 single) with fitted wardrobes, large lounge, separate fully fitted kitchen with integrated appliances and American style fridge freezer, gas central heating with combi boiler, family bathroom with shower bath, separate toilet, uPVC double glazing throughout, uPVC contemporary double glazed front door, security intercom system, communal gardens to front and rear which include washing drying area, secure ample parking spaces both front and rear, green belt with canal nearby, play areas and local communal stores including grocery and dentist.

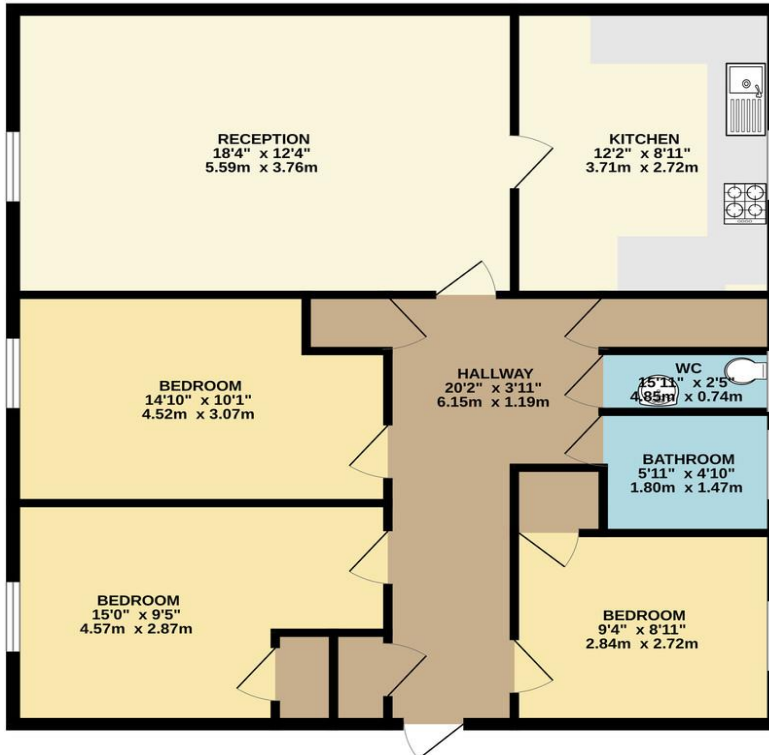
**£320,000**

- Spacious 3 Bedroom apartment
- Great Investment Yield of 7% +
- Located within a prime location of Old Southall close to Schools, shops, local amenities!!
- Excellent transport links to Heathrow, M4, M25,





GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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.  
Made with Metropix 12/2023

## Contact Details

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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