



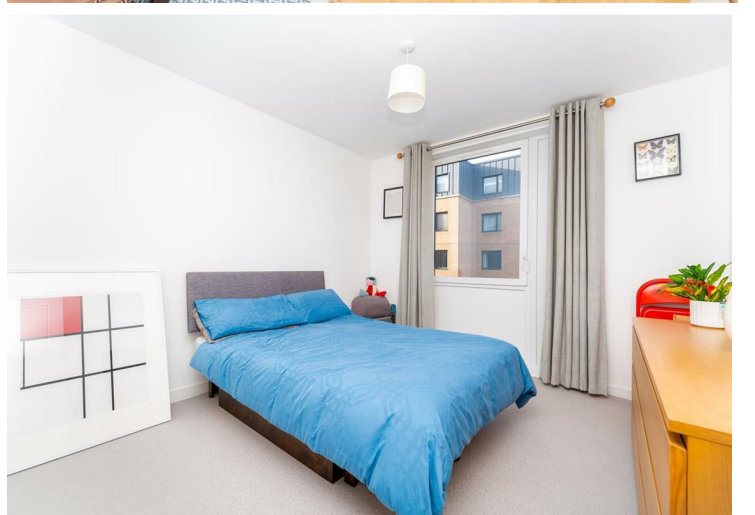
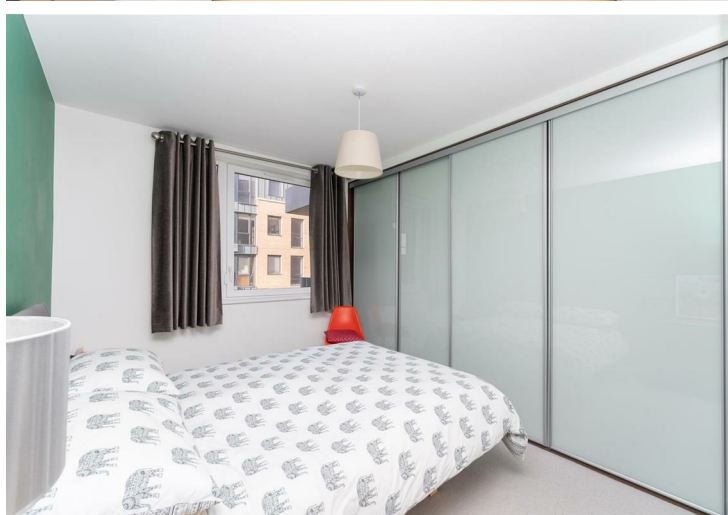
Leasehold / Apartment

17, Pemberton House

£425,000

A stunning bright and spacious third floor apartment located within this recently built development, served by a lift and benefiting from a private balcony and use of the communal gardens. There is an allocated parking space within the secure, gated parking zone.

- Stunning Third Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Long Lease
- Secure Gated Parking
- Communal Gardens
- Chain Free



Leasehold / Apartment

Pemberton House, UB2 4FW

£425,000

A bright, spacious and well appointed, two bedroom third floor apartment served by a lift. Impeccably presented and with a wealth of high specification fixtures and fittings with direct access to a good size private balcony.

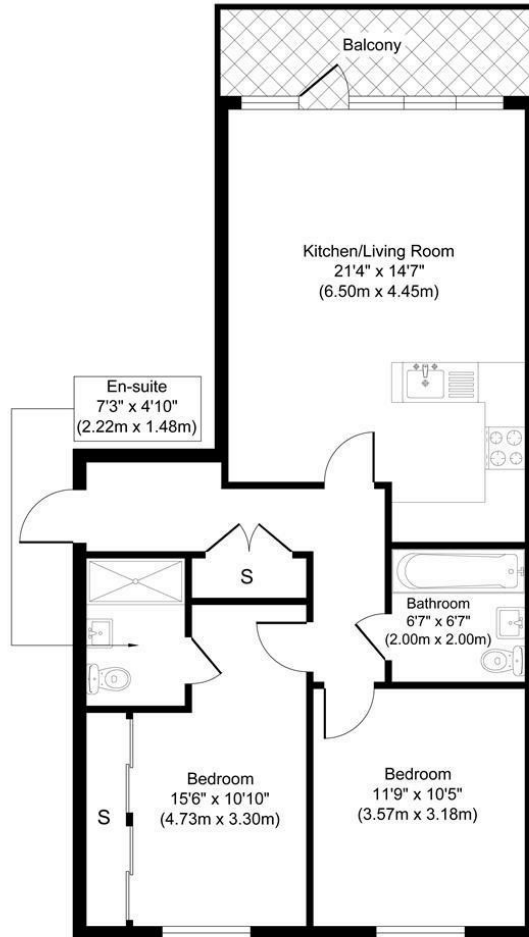
The accommodation comprises a wide hall way with a utility cupboard housing the washing machine, an open plan living room with a well equipped kitchen zone, two double bedrooms, one with an en-suite shower room plus a bathroom.

Further benefits include a secure entry phone system, gas central heating, double glazing. Outside are bicycle lockers, communal grounds and an allocated parking space. Attractively offered chain free this property would make an ideal first time buy or investment to let.

Situated in the recent St Bernard's development, tucked away just off the Uxbridge Road on the Hanwell and Southall borders. There are various bus links into Ealing town centre. Hanwell Elizabeth Line station is also within easy reach. Boston Manor Piccadilly line station is easily accessible plus the green open spaces of Viaduct meadow through to Brent Valley Park and golf course.



17 Pemberton House UB2 4FW




Approximate Gross Internal Floor Area 747.44 sq. ft / 69.44 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale, produced by jcphtographystudio.com

Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.