



Vine Cottage, Norwood Green, UB2 4LG
Guide Price £390,000

DBK
ESTATE AGENTS



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Set within a unique private gated development, this first-floor apartment offers an exceptional blend of modern living and community amenities.

Spanning approximately 696 square feet, the property features two well-proportioned bedrooms, a spacious and inviting reception room, and a contemporary kitchen designed for both style and functionality. The recently renovated family bathroom showcases a fashionable finish, adding to the home's modern appeal. A private balcony extends the living space, providing a peaceful outdoor retreat, while additional loft storage ensures practicality.

Residents benefit from beautifully landscaped communal gardens and exclusive access to a swimming pool, creating a serene and luxurious environment. The property also includes parking and a garage for added convenience.

With a 999-year lease, this apartment presents a rare opportunity to secure a home in a sought-after setting that combines privacy, elegance, and outstanding facilities.

Located in the leafy and picturesque village of Norwood Green, it lays nearby to open green spaces including The National Trust Osterley Park and Norwood Green Park. The reputable Khalsa Primary School and St. Mary's Church of England Primary School are within short walk. Southall Station also lays close by connecting commuters to The City and the A4/M4 serves Central London, Heathrow Airport and neighbouring towns.

Key Features

- **Unique Private Gated Development with Landscaped Gardens + Communal Swimming Pool**
- **First Floor Apartment Circa 696 Sq.Ft**
 - **Two Bedrooms**
 - **Large Reception Room**
 - **Modern Kitchen**
- **New Fashionable Family Bathroom**
 - **Private Balcony**
- **Loft Space for Storage**
- **Parking + Garage**
- **999 Years Lease**



Lease

999 years

Service Charge

£1,800 per annum

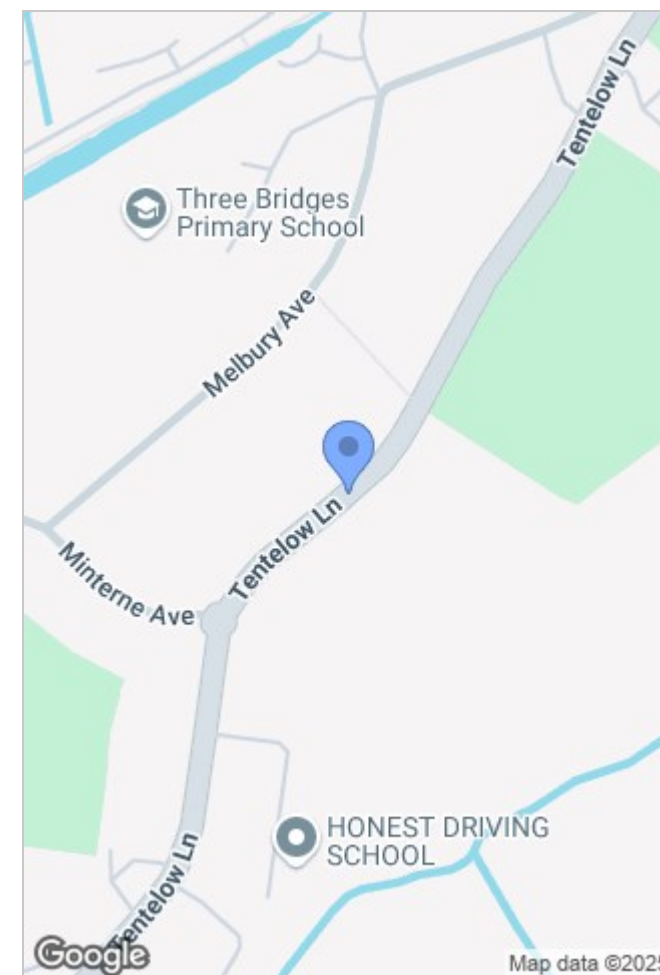
Ground Rent

NIL





TOTAL FLOOR AREA	Sq. meters	64.7
	Sq. feet	699.0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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