



**Healum Avenue, Southall, UB2 4WJ**  
**Guide Price £548,000**

**DBK**  
ESTATE AGENTS



## Healum Avenue, Southall, UB2 4WJ

### Guide Price £548,000

A CHAIN FREE three-bedroom penthouse, offering contemporary living and far-reaching views in a prime West London location.

Set within an exclusive modern development completed in 2021, this spacious 1,237 sq. ft. penthouse is designed for stylish, effortless living. Bathed in natural light, the home features exceptional finishes throughout and a layout that blends comfort, with functionality.

The open-plan kitchen, living, and dining area is the heart of the home—generously proportioned and thoughtfully designed for both daily living and entertaining. Full-height doors open onto an impressive 35ft private balcony, ideal for morning coffee, evening relaxation, or alfresco dining with a view. The kitchen is finished to a high standard, featuring integrated AEG appliances, sleek cabinetry, and a central island that adds both style and practicality.

Three double bedrooms offer flexible living arrangements, with the principal suite providing a calm retreat, complete with fitted wardrobes, a spacious ensuite, and direct balcony access. A beautifully appointed family bathroom, a generous utility and storage cupboard, and thoughtful additions such as lift access, bike storage, and a secure entry system further enhance the offering. Parking is available via conveniently located nearby car parks, offering residents flexibility and ease.

Just 5 minutes from Southall Station (Elizabeth Line), with fast links to Heathrow (10 mins), Tottenham Court Road (22 mins), Liverpool Street (28 mins), and Canary Wharf (34 mins), this home offers superb connectivity. Ideal for professionals, families, or investors. The area boasts popular restaurants, gyms, green spaces, and reputable schools including Three Bridges Primary and Featherstone High. Major roads such as the M4, A4, and A40 are also within easy reach.

## Key Features

- **CHAIN FREE**
- Circa 1,237 Sq.Ft Apartment with Scenic Views
- Finished with High Specifications Throughout
- Three Well Proportioned Bedrooms (Master with Ensuite, Fitted Wardrobes + Access to Balcony)
- Bright + Airy Open Plan Kitchen with Diner + Living Area
- Kitchen Complete with Integrated AEG Appliances + Island
- Fashionable Family Bathroom Suite
  - 35ft Private Balcony
- Utility/ Storage Cupboard + Secure Entry System + Lift + Bike Storage + Local Car Parking
- Walking Distance to Southall Station



### Lease

993 years remaining

### Service Charge

£3,813 per annum

### Ground Rent

NIL

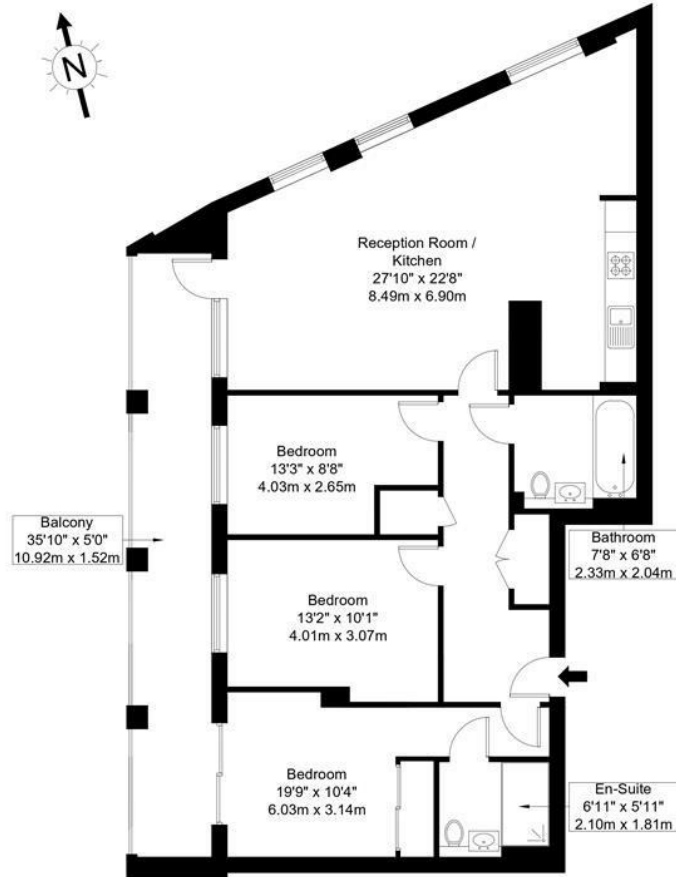


# Healum Avenue, UB2 4WJ

Approx Gross Internal Area = 97.70 sq m / 1052 sq ft

Balcony = 16.80 sq m / 181 sq ft

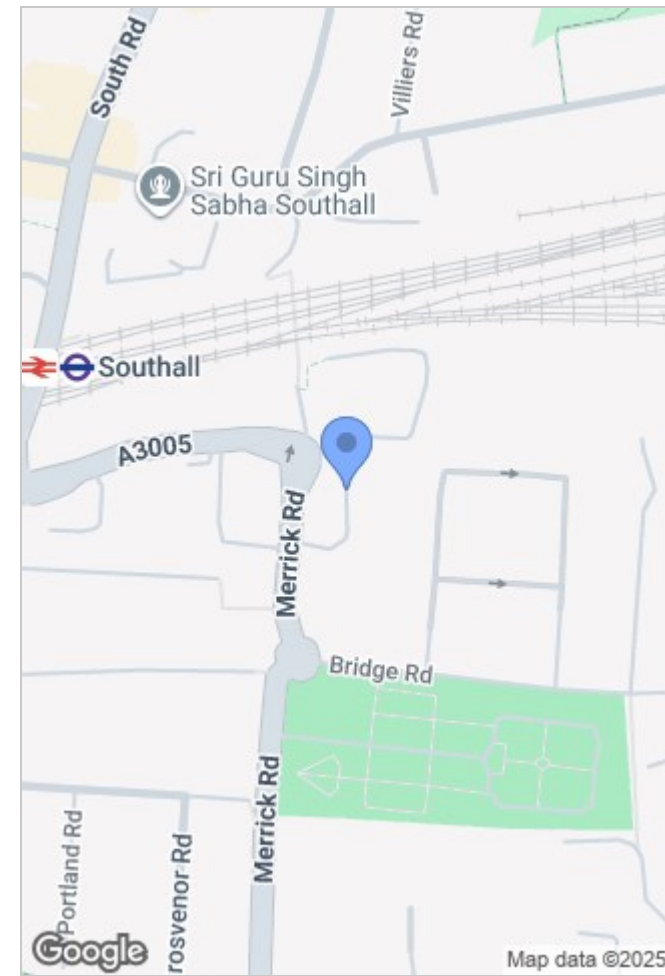
Total = 114.5 sq m / 1233 sq ft



Twenty Third Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BleuPlan



| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com