



Top floor, Greenford Avenue | Southall | UB1 2AF

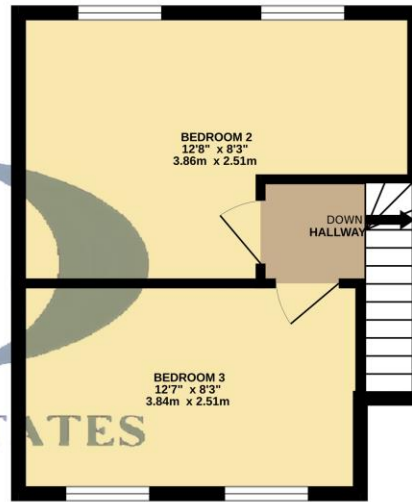
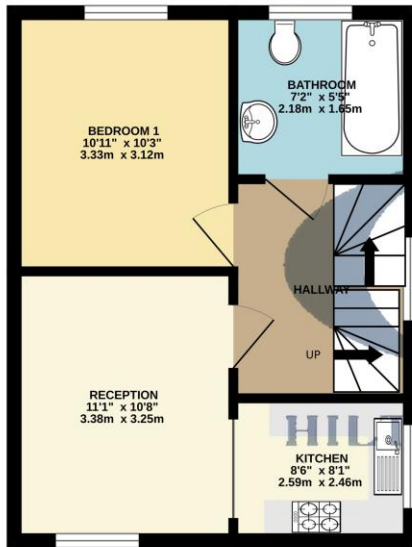
£365,000

Hiltons Estates present this spectacular 3 bedroom Top floor Maisonette accommodated by a Share of Freehold, new lease of 999 years. NO SERVICE CHARGE and NO GROUND RENT. This property benefits from 3 bedrooms, a fully fitted-kitchen with a family bathroom and access to a private garden. There is an allocated parking space. An excellent opportunity for new Homeowners, Commuters and INVESTORS! Located on the doorstep of Southall Broadway and walking distance to local amenities, Shops, Schools and High Street Banks. Transport links such as Southall mainline railway station/Crossrail with direct trains to London Heathrow & Paddington. A brilliant Opportunity not to be missed! Call NOW for further details. Viewings Available.



FIRST FLOOR
329 sq.ft. (30.5 sq.m.) approx.

SECOND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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