

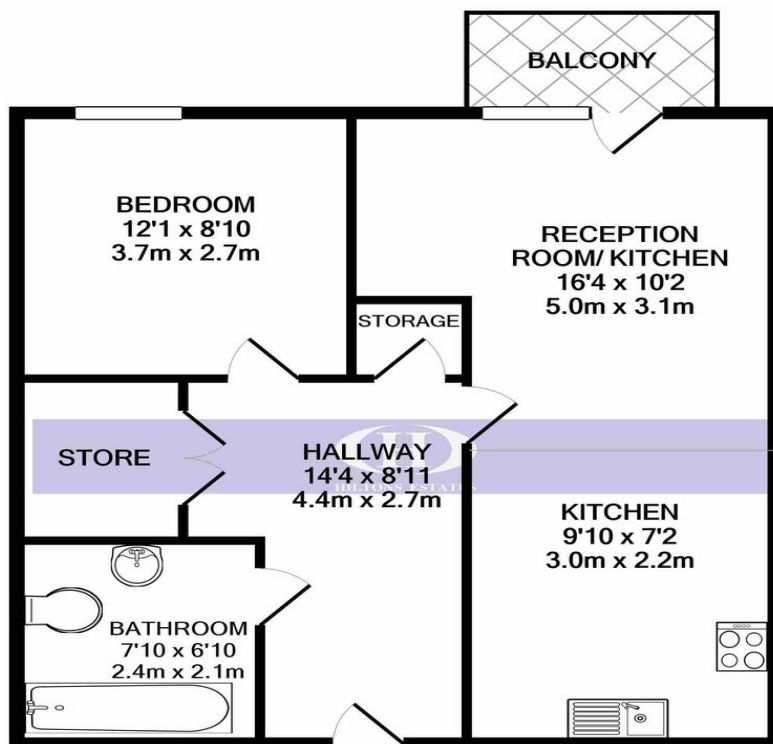


Salisbury Road | Southall | UB2 5QJ

£260,000

Hiltons Estates proudly presents this exquisite top-floor 1-bedroom apartment, combining modern living with a serene ambiance. The **spacious** kitchen seamlessly connects to a bright and airy living area, complete with a charming Juliet balcony. A generously proportioned double bedroom and a stylish bathroom further enhance the home's appeal. Residents also enjoy access to a rooftop terrace and beautifully maintained communal gardens. Situated close to shops, schools, and excellent transport links, this property is an ideal choice for first-time buyers, savvy investors, and commuters alike. With a remarkable **994-year lease**, this is a rare opportunity you won't want to miss-schedule your viewing today!

- Top-floor 1-bedroom apartment with a spacious layout and Juliet balcony.
- Modern kitchen flowing into a bright living area for seamless living
- Exclusive access to a rooftop terrace and lush communal gardens.
- Prime location near shops, schools, and excellent transport links.
- Outstanding opportunity with a 994-year lease—perfect for buyers and investors!



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	83	83
(69-80) C		
(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 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