



HILTONS ESTATES

Fleming Road
 , Southall, UB1 3LP

- Bright rooms with floor-to-ceiling windows
- Dimmable lighting in bedroom and living area
- Third-floor apartment
- Leasehold

Offers In Region Of £370,000

EPC Rating '84'





Property Description

Located on the third floor, this beautifully finished two-bedroom apartment combines contemporary design with practical living. Bright and spacious throughout, the home features floor-to-ceiling windows that bring in plenty of natural light.

The sleek kitchen is fitted with 'Woodbury Basalt' gloss units and high-quality integrated appliances, including a gas cooker, oven, dishwasher, and extractor fan. A fully tiled bathroom with a wide mirror adds a touch of luxury.

Additional features include soft carpeting, spotlight lighting throughout, and dimmable switches in the main bedroom and living area. Step outside to enjoy a large private balcony - ideal for morning coffee or evening relaxation.

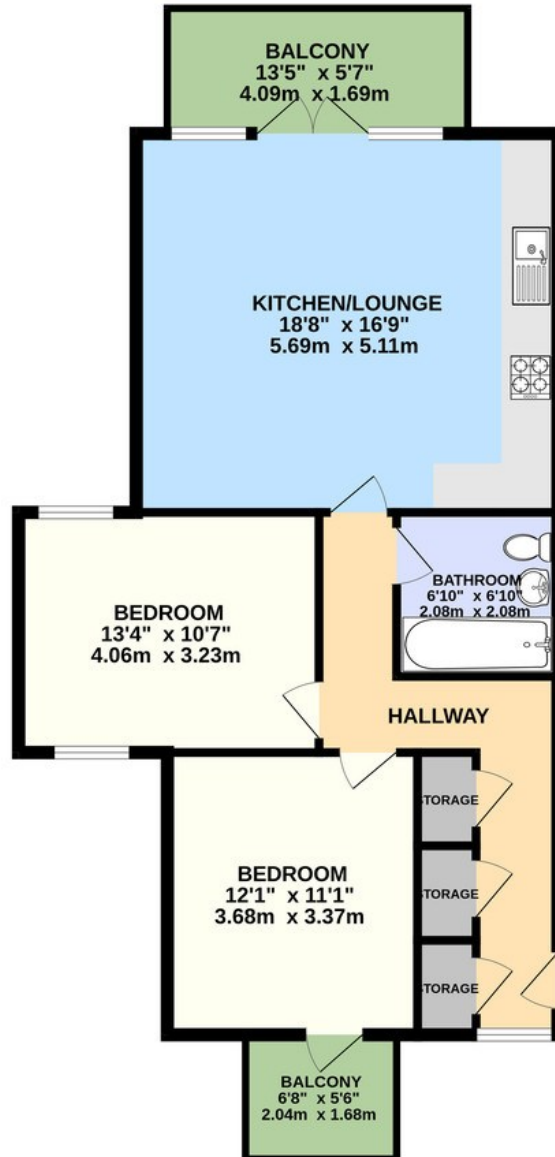
Perfect for buyers seeking style, comfort, and a low-maintenance home in a well-connected location.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR 1
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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