



萊英家  
Let UK Home

1 Bedrooms

Flat

Located in Southall

£1,550 Per Month



[pmadmin@letukhome.co.uk](mailto:pmadmin@letukhome.co.uk)

<https://www.letukhome.co.uk/>

020 4534 8145



## 2 Ashwell House Healum Avenue

Southall | | UB2 4WH



Let UK Home are pleased to present this stylish one-bedroom apartment in Ashwell House, part of the popular West Works development, located in vibrant Southall.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedrooms with fitted wardrobes, a large family sized bathroom.

Located in the Borough of Ealing in west London, the location of the development offers an outdoors lifestyle with Grand Union Canal, towpath walks, parkland and green spaces all nearby, as well as West Middlesex Golf Club.

Located within close proximity to Southall station, and Elizabeth Crossrail links, these homes offer the finest in connected, modern living. With Southall railway station just a few minutes' walk from the property. Conveniently close to the M4, A4 and M25, they can also travel by road to London's Heathrow Airport – for national and international flights or stay more local with connections to Kew, Ealing and Richmond.



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- 2nd Floor
- Private Balcony
- Communal Courtyard
- Elizabeth Crossrail Line



PLOTS	1.1.06	1.2.06	1.3.06	1.4.06	1.5.06	1.6.05	1.7.05
FLOOR	1	2	3	4	5	6	7

Living/Dining	3.96 m x 4.14 m	13'0" x 13'7"
Kitchen	2.05 m x 2.85 m	6'9" x 9'4"
Bedroom 1	4.50 m x 3.04 m	14'9" x 10'0"
<b>Total Area</b>	<b>51.10 sq m</b>	<b>550.04 sq ft</b>
Balcony Area	6.23 sq m	67.06 sq ft



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6/F Two Kingdom Street

London

W2 6BD

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**Council Tax Band: B**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

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