

**£559,950**

**Ashwell House, Healum**

Southall, UB2 4WJ



## PROPERTY SUMMARY

\*992 Year Lease. Zero Ground Rent\*. This impressive three-bedroom apartment, situated on the 17th floor, offers a generous living space of 1,132 square feet, making it an ideal home for families or professionals seeking comfort and style.

As you enter the property, you are greeted by a spacious open plan reception room that is perfect for entertaining guests. The large windows allow natural light to flood the space, enhancing the warm and inviting atmosphere. From the reception room, step out onto the expansive balcony, where you can take in the breath taking views of the surrounding area and the city, providing a perfect backdrop for relaxation or outdoor dining.

The flat boasts three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom features an en-suite bathroom, while the additional two bedrooms share a stylishly appointed family bathroom. Both bathrooms are fitted with modern fixtures, ensuring a luxurious experience.

This stunning apartment is also conveniently located, on the door step to Southall station (Elizabeth line), facilitating direct access to central London and Heathrow airport within 20 minutes. Southall offers a rich cultural experience with a thriving local scene, diverse eateries, with loads of shopping and green spaces.

3



2



1







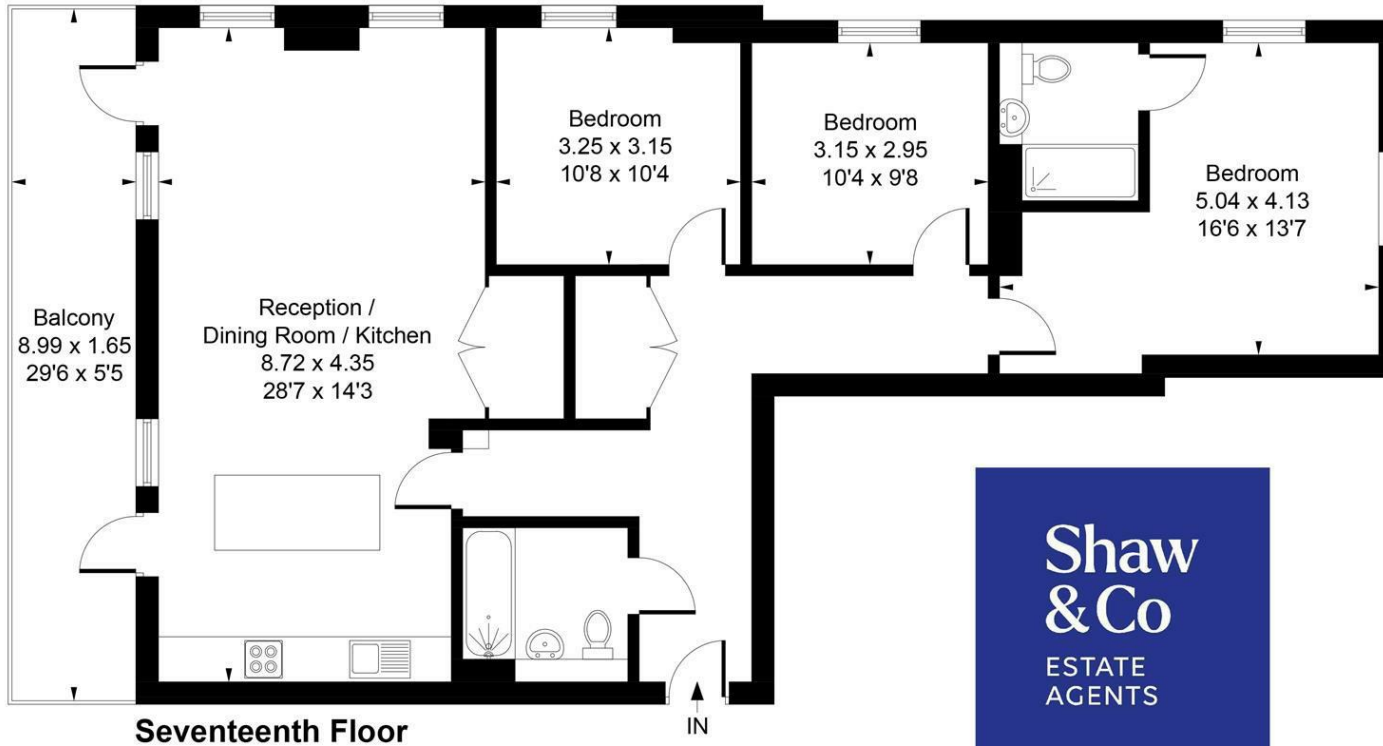








Approximate Gross Internal Area  
105.16 sq m / 1132 sq ft



## LOCAL AUTHORITY

Ealing Council

## TENURE


Leasehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>8</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 purchase.

© Vizion Property Marketing Produced for Shaw & Co.

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

**Shaw  
& Co**  
ESTATE  
AGENTS

## OFFICE ADDRESS

10 Central Parade  
New Heston Road  
Heston  
Middlesex  
TW5 0LH

## OFFICE DETAILS

0208 570 7258  
heston@shawandcoestates.com