

**£1,400,000**  
**Manston Avenue**  
Southall, UB2 4HE



## PROPERTY SUMMARY

This outstanding detached residence showcases modern luxury at its finest, set on the tranquil and highly sought-after Manston Avenue in Norwood Green. Spanning an impressive 2,532 sqft, the property has been refurbished to an exceptional standard, with sleek finishes and contemporary elegance throughout.

The home offers five generously sized bedrooms, each with its own ensuite, including a beautifully converted loft suite and a convenient ground floor bedroom. A versatile study on the first floor adds flexibility - perfect as a home office, playroom, or hobby space. With five stylish bathrooms, plus a ground floor WC for guests, the layout has been carefully designed with both comfort and practicality in mind.

The front reception room provides an inviting space for relaxation and entertaining, while the open-plan kitchen is the true heart of the home. Featuring premium fittings and a seamless flow into the living and dining areas, it's ideal for family gatherings and social occasions. A separate utility room further enhances everyday convenience.

Outdoors, the wide private garden offers ample space for leisure and play, complemented by a shed and a versatile outbuilding - ideal for storage, a workshop, or a studio. Secure parking is provided behind electronic gates, ensuring both ease and peace of mind.

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Approximate Gross Internal Area = 235.20 sq m / 2532 sq ft  
 Summer House = 30.40 sq m / 327 sq ft  
 Shed = 11.02 sq m / 119 sq ft  
 Total = 276.62 sq m / 2978 sq ft



Ground Floor

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.  
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## LOCAL AUTHORITY

Ealing

## TENURE

Freehold

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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  
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