



St Bernards Gate, Denman Avenue, UB2 4FU

Asking Price £410,000



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# Denman Avenue

Southall, UB2 4FU

- LUXURY APARTMENT WITH PARKING
- TWO ENSUITE BATHROOMS
- LARGE PRIVATE TERRACE
- LIFT AND VIDEO ENTRY SYSTEM
- CURRENTLY LET ON AN AST @ £2,000 PCM UNTIL 13th FEBRUARY 2025
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN WITH STONE WORKTOPS
- UNDERGROUND SECURE PARKING
- 0.7 MILE FROM HANWELL STATION
- BUY-TO-LET OPPORTUNITY

LUXURY, spacious (762 sq ft) modern two double bedroom, two bathroom apartment with large private terrace and secure underground PARKING. On the raised ground floor with lift and video entryphone, the property has a fitted luxury 10'1 x 9'2 open plan kitchen with Bosch appliances including dishwasher and washer dryer and stone worktops, a 15'6 x 11'5 living room with engineered wood flooring leading to a larger than average private terrace. 16'1 x 10'2 master bedroom with fitted wardrobes and an ensuite bathroom, 16'1 x 10'2 bedroom two with ensuite/Jack & Jill shower room with rainfall shower head. Underground secure gated parking. Situated next to Ealing Hospital, 0.7 miles from Hanwell's GWR and Heathrow Connect station. Currently let on an AST until 13th February 2025 at £2,000pcm. Viewing highly recommended. Council Tax Band D - £1,948.34 per annum

We hereby disclose that a personal interest exists which constitutes a declarable interest under the Estate Agent Act 1979.







**Council Tax Band - D**

Leasehold







## Floor Plans



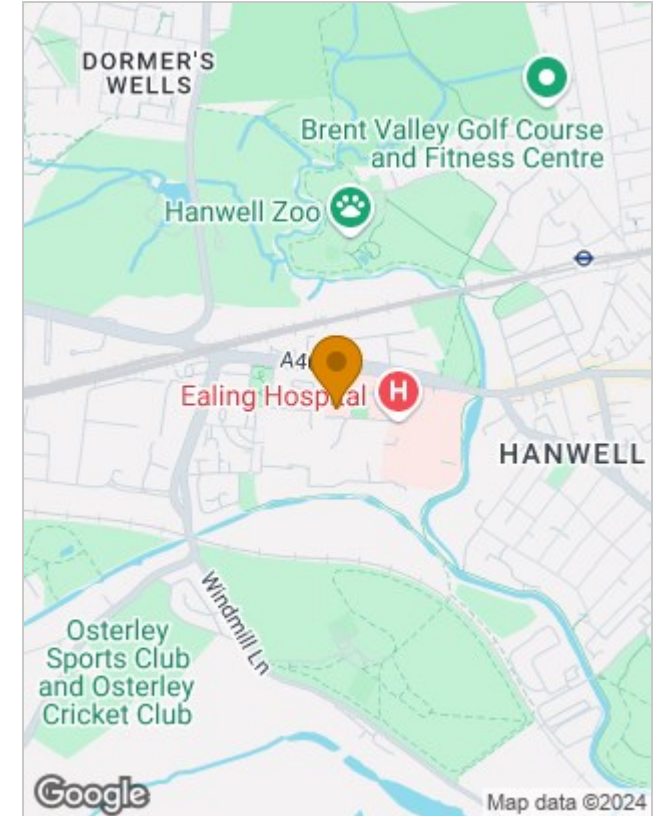
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	