

Est. 1947

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**Willowbrook Road, Southall
UB2 4RH**

Asking Price £225,000

EPC Current Band:

We are delighted to offer for this this beautifully presented split level flat which provides generous family space with a private garden and pleasing views overlooking fields.

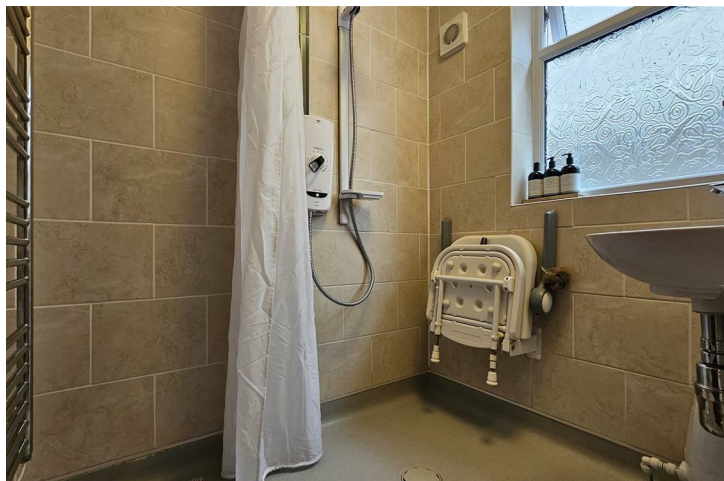
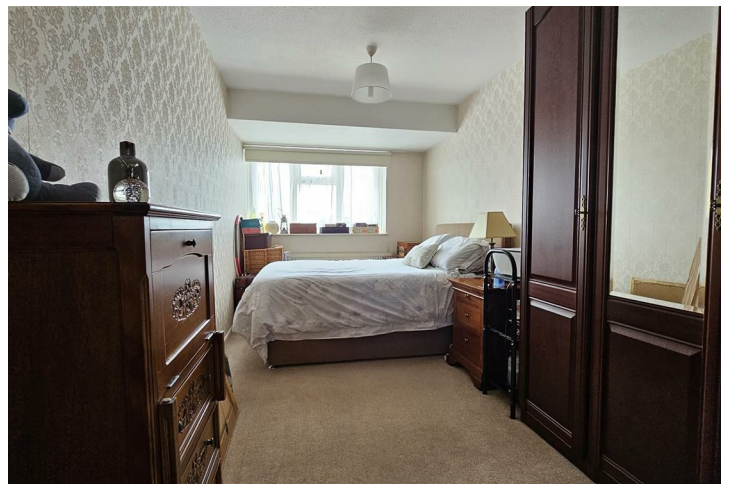
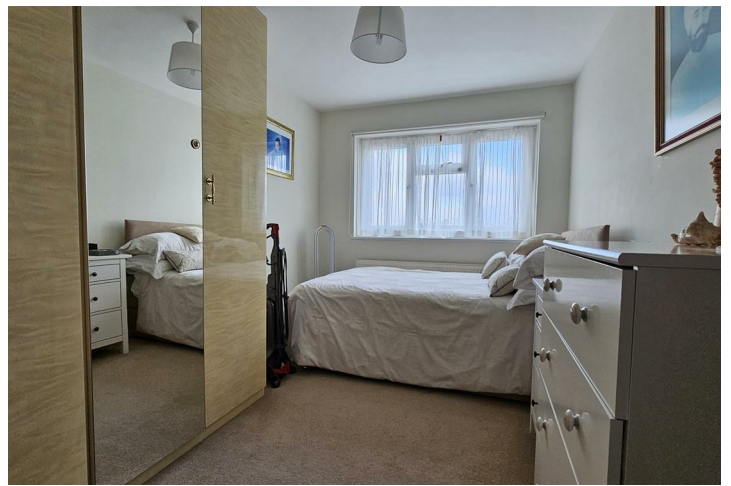
The accommodation comprises entrance hall, family reception, a kitchen dining room, WC/Cloakroom and to the first floor 3 bedrooms and a bathroom suite.

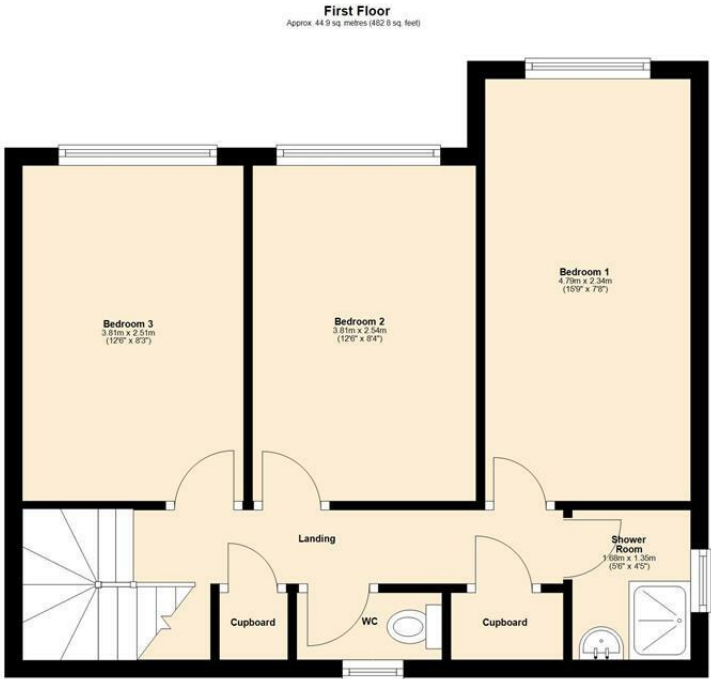
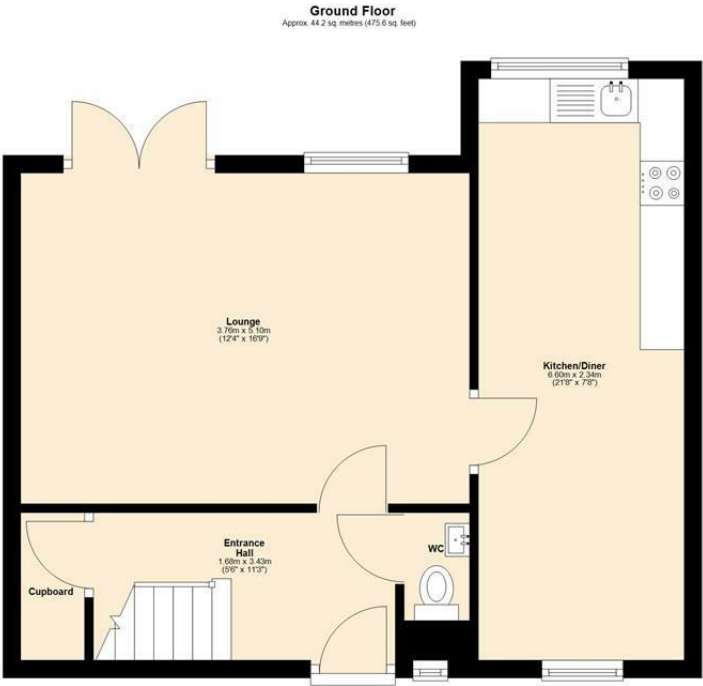
Presented in excellent decorative condition with modern fixtures and fittings which include gas central heating and double glazed windows.

The property is ex-local authority and of non traditional construction therefore only suitable for cash buyers.

Leasehold 130 years from 1981

Service Charge & Ground Rent £139.13pm





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.