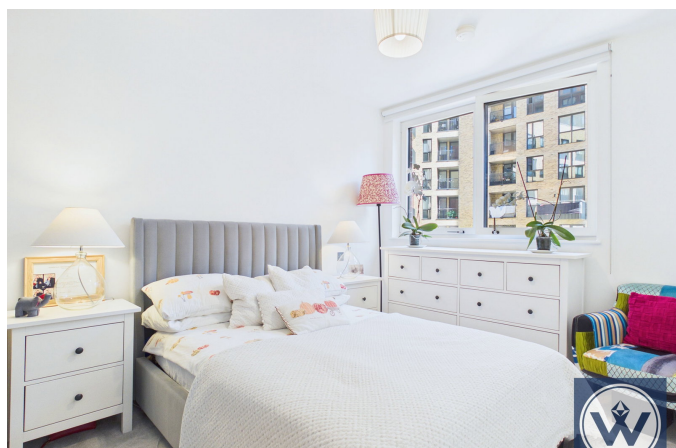
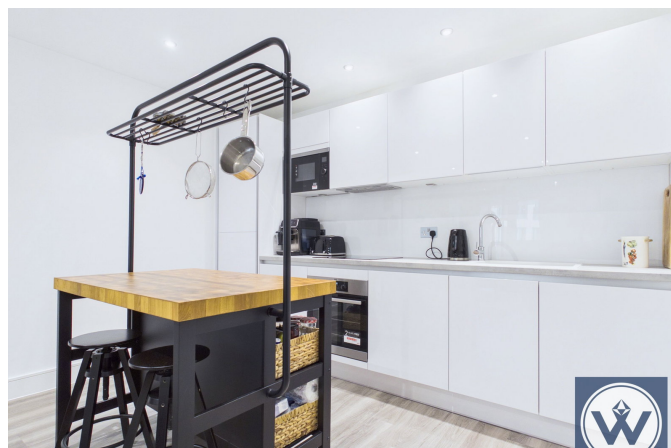


Ashwell House, Healum Avenue, Southall, UB2 4WH

Guide Price £450,000

 2  2  1



TWO BEDROOM - TWO BATHROOM - FOURTH FLOOR - LIFT ACCESS - PRIVATE BALCONY - TWO COMMUNAL GARDEN - LEASEHOLD - CHAIN FREE

Henry Wiltshire are delighted to present this well appointed two bedroom apartment on the fourth floor of Ashwell House, Southall, UB2 4WH.

Offering approximately 71 sqm of internal accommodation (excluding the private balcony), this bright and contemporary home provides well proportioned living space throughout. The property is centred around a spacious open-plan reception room and kitchen, with large windows allowing an abundance of natural light into the apartment.

The generous reception area opens onto a private communal garden facing balcony, providing an excellent outdoor space to enjoy the afternoon and evening sun.

The property benefits from two well proportioned bedrooms, with the principal bedroom offering ample space for bedroom furniture and storage. The modern bathroom features an intelligent humidity and temperature sensor linked to the EnviroVent energiSava 325, a compact, high efficiency Mechanical Ventilation with Heat Recovery (MVHR) system.

Further benefits include underfloor heating and additional storage, providing a comfortable and practical living environment.

A standout feature is the exceptionally long lease, with approximately 992 years remaining and no ground rent, offering excellent long-term tenure and reducing the ongoing costs often associated with leasehold properties.

With its generous 71 sqm layout, contemporary specification, excellent natural light, private balcony and superb transport connections, this apartment is an ideal choice for both owner-occupiers and investors.

- Two Bedroom
- Underfloor Heating
- Bicycle Storage
- Lease 999 years commencing on 1 January 2019
- Ground Rent - £0
- Two Bathroom
- Private Balcony
- Two Balcony
- Service Charge - £2,743
- EPC - B

