





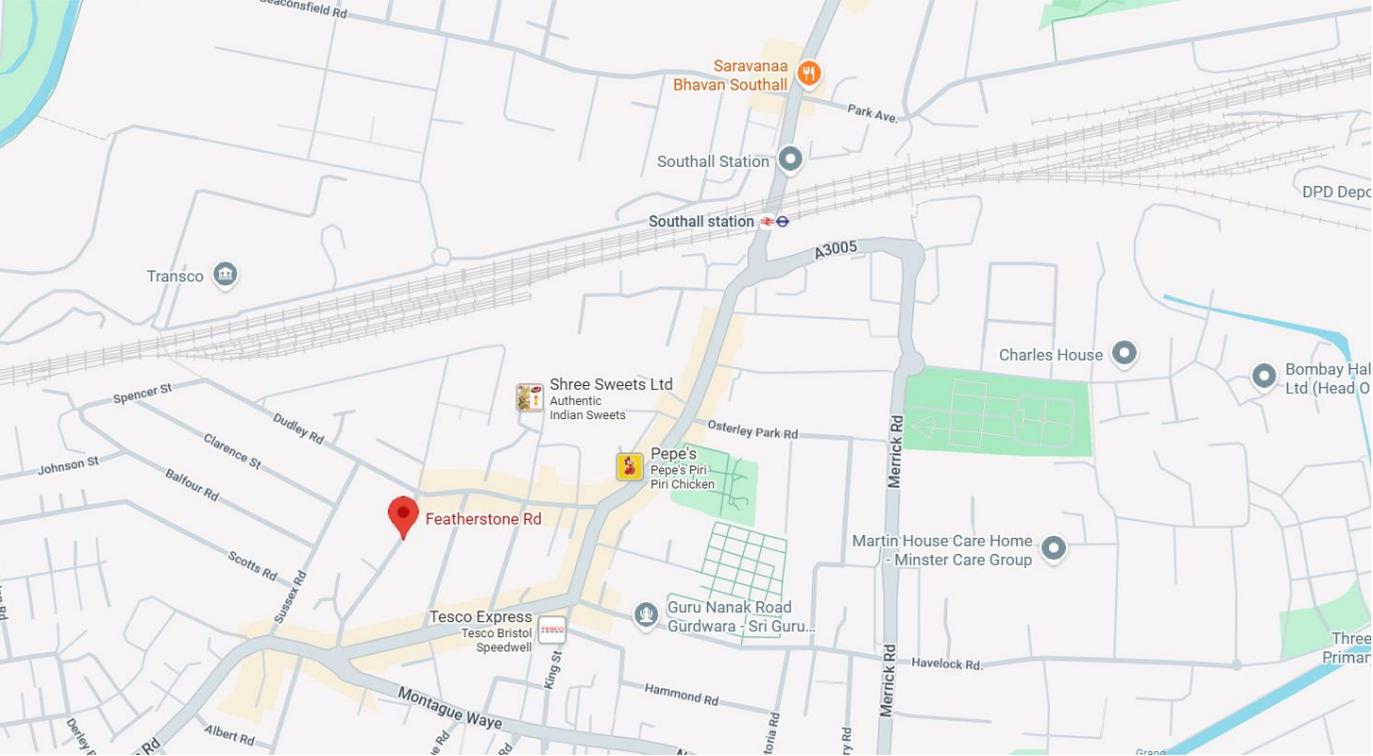
A well-presented and modern two-bedroom apartment ideally located on Featherstone Road in the heart of Southall. The property offers bright and spacious living, making it ideal for first-time buyers, professionals, or investors.

The apartment benefits from two private balconies, lift access, and secure gated parking. There are 141 years remaining on the lease, with a service charge of £3,900 per annum including ground rent.

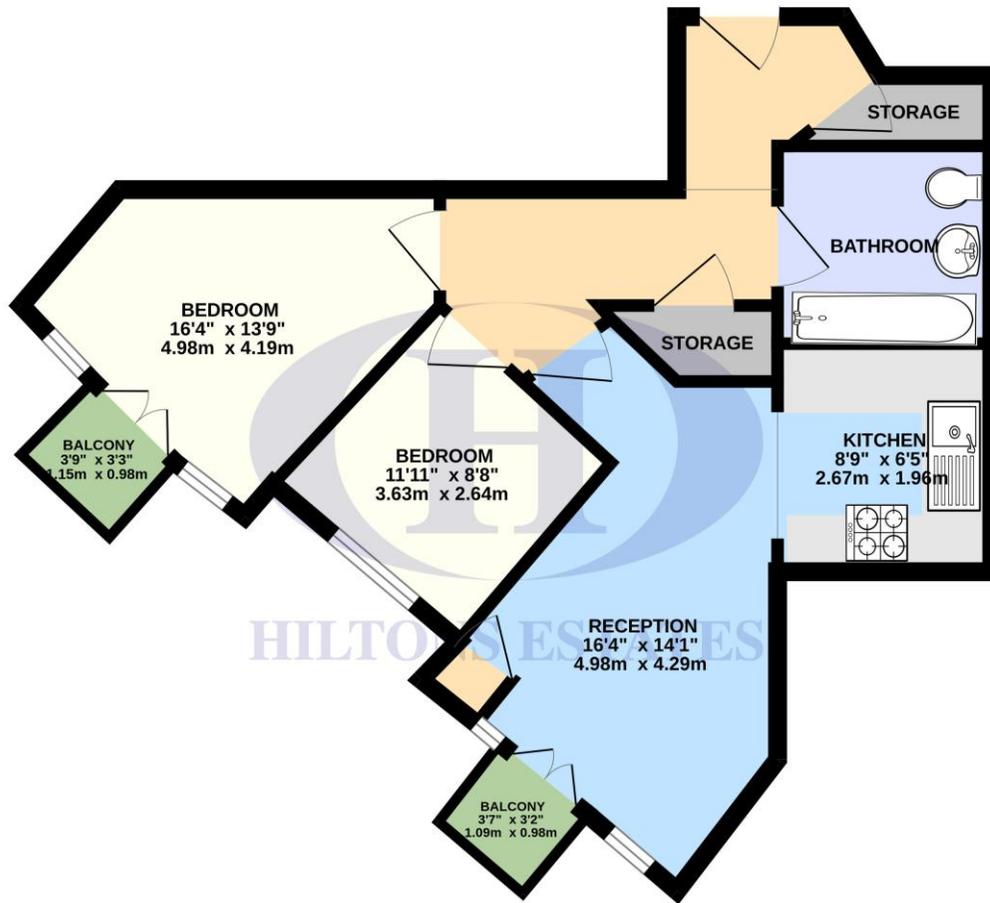
Perfectly positioned close to a wide range of local shops, restaurants, supermarkets, and everyday amenities, the property is also within easy reach of excellent transport links including Southall Station (Elizabeth Line), providing fast and convenient access into Central London, Heathrow, and surrounding areas.

- Two bedrooms
- Two private balconies
- Secure gated parking
- Lift access
- Modern apartment
- 141-year lease
- £3,900 per year service charge (incl. ground rent)
- Excellent transport links
- Close to shops, amenities, and restaurants





SECOND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hiltons Estates, 137 Western Road  
Southall, UB2 5HN

www.hiltons-estates.com  
email: harvin@hiltons-estates.com  
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.