



HILTONS ESTATES

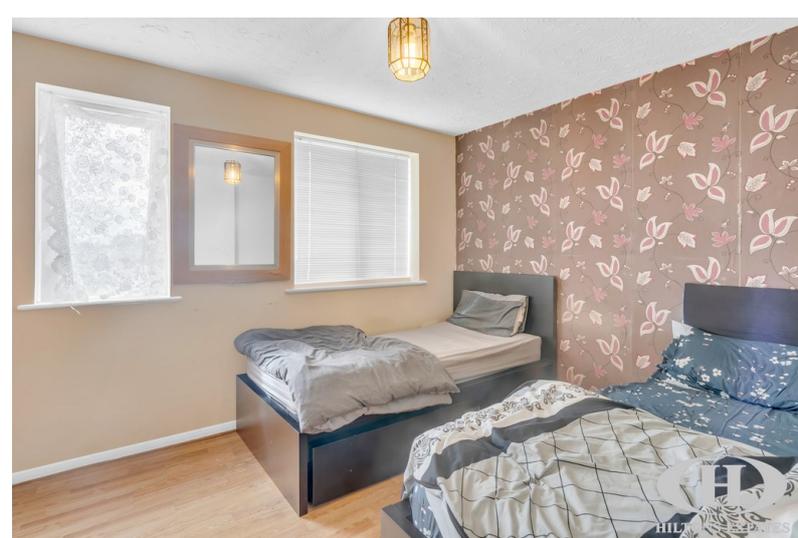
**Burket Close**

, Southall, UB2 5NU

- Well-presented second-floor apartment in a peaceful residential location
- Spacious double bedroom and modern bathroom
- Bright open-plan living area with Juliet balcony
- Allocated parking space included

**REDUCED £225,000**

EPC Rating '69'



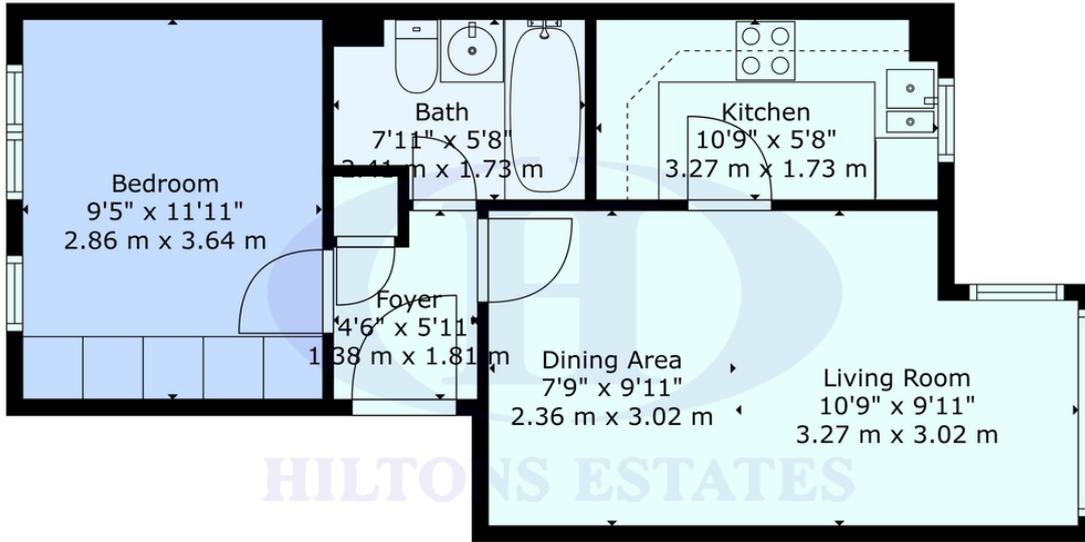


## Property Description

Hiltons Estates presents this well-presented second-floor apartment in a quiet, convenient part of Southall, UB2. The property offers a spacious double bedroom, modern bathroom, and a bright open-plan living area with a charming Juliet balcony.

Further benefits include allocated parking and double glazing, all within easy reach of King Street, Southall Broadway, and excellent transport links via the Elizabeth Line, A312, and M4.

An extended NEW 167-year lease will be included on completion, making this an ideal opportunity for first-time buyers or investors. PLEASE NOTE: The service charge will be reduced in March 2026! Contact Hiltons Estates today – early viewings advised.



TOTAL: 430 sq. ft, 40 m<sup>2</sup>  
 FLOOR 1: 430 sq. ft, 40 m<sup>2</sup>  
 WALLS: 50 sq. ft, 5 m<sup>2</sup>

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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