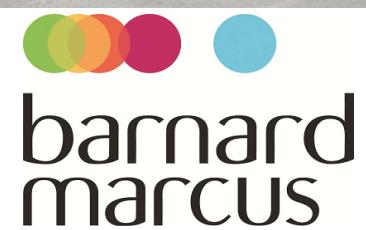




**Pemberton House, Denman Avenue, Southall, UB2 4FX**



## Welcome to

### Pemberton House Denman Avenue, Southall

The heart of the home is the spacious open-plan kitchen and living area. This inviting space is ideal for both relaxation and entertaining, with plenty of room for a dining table and a large door opening onto a substantial balcony, flooding the room with natural light and providing an ideal spot for outdoor dining or unwinding after a long day. The generously sized double bedroom features a built-in wardrobe, offering ample storage while maintaining a sleek and modern look. The bathroom is equally impressive, featuring a bath and overhead shower, alongside a heated towel rail and dual-tone Farrow & Ball paintwork, engineered wood flooring throughout the living spaces, high spec Lutron lighting system and additional storage is thoughtfully incorporated into the entrance hall as well as space for a home working setup in the living room as well as dining.

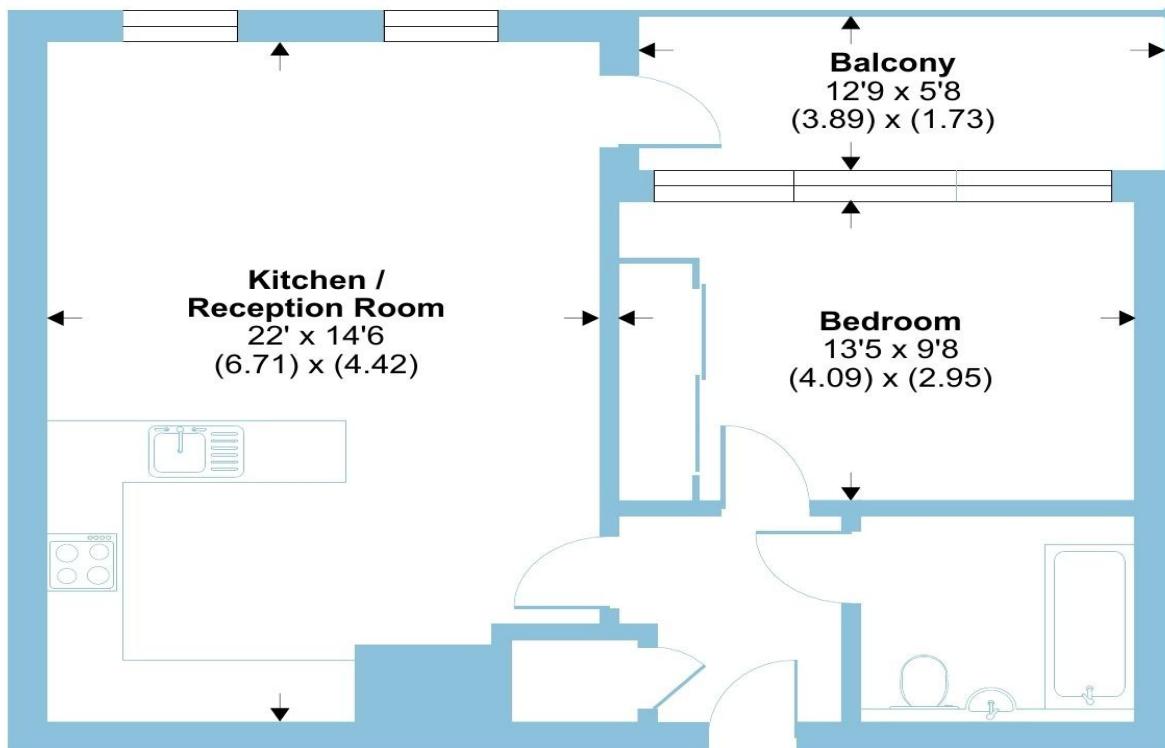
Pemberton House is surrounded by beautifully maintained communal gardens, offering a peaceful retreat from the hustle and bustle of city life. The development is perfectly located, with Hanwell Zoo, local parks, and the vibrant town centre just a short walk away. Here, you'll find a range of amenities, from charming cafes to essential shops, making everyday living a breeze. For commuters there are seven bus routes within a few mins walk, Hanwell train station (Great Western Rail and Elizabeth Line) is 10-minute walk from your doorstep providing direct routes to central London in 20 mins and 13 mins to Heathrow airport. The area also boasts excellent recreational options, with nearby golf and cricket clubs adding to the appeal of this fantastic location. Pemberton House is more than just a home - it's a lifestyle choice, offering contemporary living in one of Hanwell's most desirable areas!



# Denman Avenue, Southall, UB2

Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale



## THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Barnard Marcus. REF: 1180072



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## Welcome to

### Pemberton House Denman Avenue, Southall

- Third floor, modern, newer built apartment
- A short walk to Hanwell high street amenities and train station
- Stylish kitchen & family sized bathroom
- Large private balcony + Residents' communal gardens
- Good-sized double bedroom with a built-in wardrobe

Tenure: Leasehold EPC Rating: B

Council Tax Band: C

Service Charge: 3047.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Welcome to Pemberton House, a contemporary circa 560 sq ft one-bedroom apartment offering the perfect blend of style, comfort, and convenience. Situated on the third floor of a prestigious new development in Hanwell, this flat is designed for modern living with high-quality finishes throughout.

**guide price £335,000**



**view this property online** [barnardmarcus.co.uk/Property/EAL109851](http://barnardmarcus.co.uk/Property/EAL109851)

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Property Ref:  
EAL109851 - 0003



Please note the marker reflects the postcode not the actual property



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