

Convent Way, Southall, UB2 5PT
Guide Price £305,000

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This modern and spacious second-floor apartment offers well-proportioned accommodation throughout.

The property features two generous double bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. At the heart of the home is a bright and spacious open-plan kitchen, dining and reception room complete with a contemporary kitchen equipped with a gas hob and integrated appliances, while the living area provides access to a private balcony, offering valuable additional outdoor space. A chic family bathroom serves the remainder of the apartment, while useful internal storage cupboards provide excellent practical storage.

Further benefits include ample parking, attractive communal gardens and an approximate 110-year lease.

Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station (Elizabeth Line) and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Khalsa Primary School, Norwood Green Infant and Nursery School, Nishkam School and Heston Community School can be found nearby.

Key Features

- **Modern + Spacious Second Floor Apartment**
- **Two Double Bedrooms - Principle with Ensuite**
- **Open Plan Kitchen/ Diner + Reception Room**
- **Kitchen Complete with Gas Hob + Integrated Appliances**
- **Chic Family Bathroom**
- **Private Balcony**
- **Internal Storage Cupboards**
- **Ample Parking**
- **Approx. 110 Years Lease**
- **Communal Gardens**





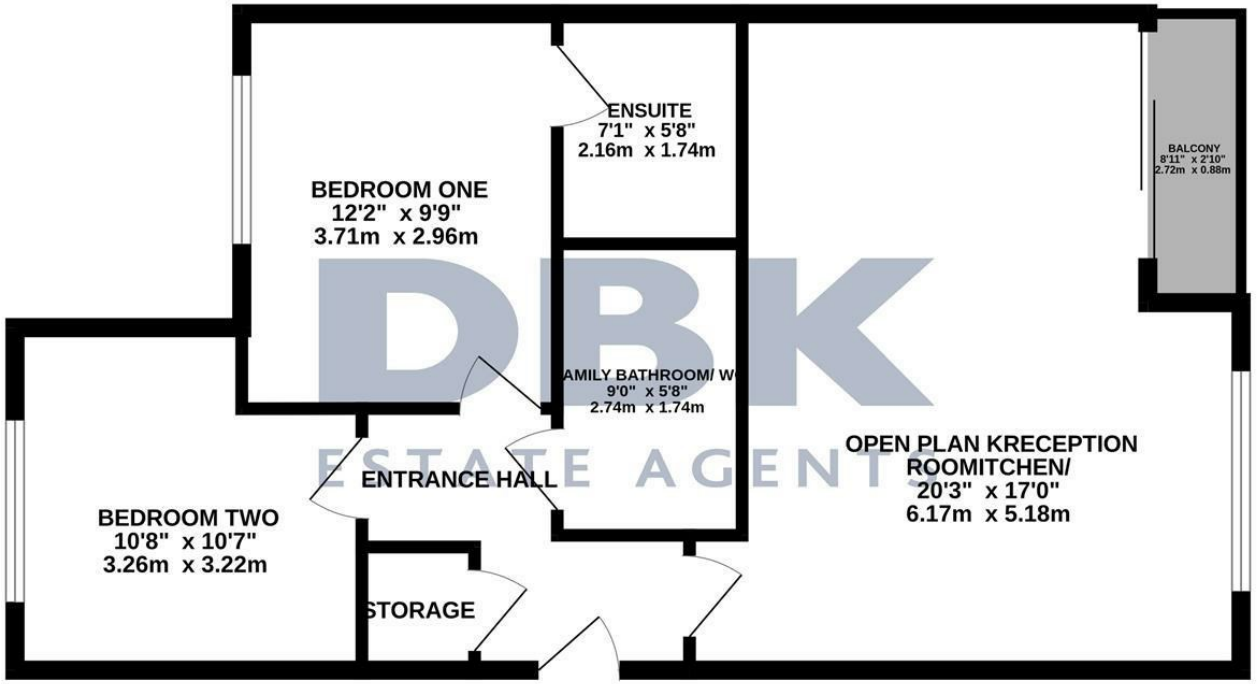


Lease
Approx. 110 years remaining

Service Charge
£1,730.04 per annum

Ground Rent
£426.95 per annum

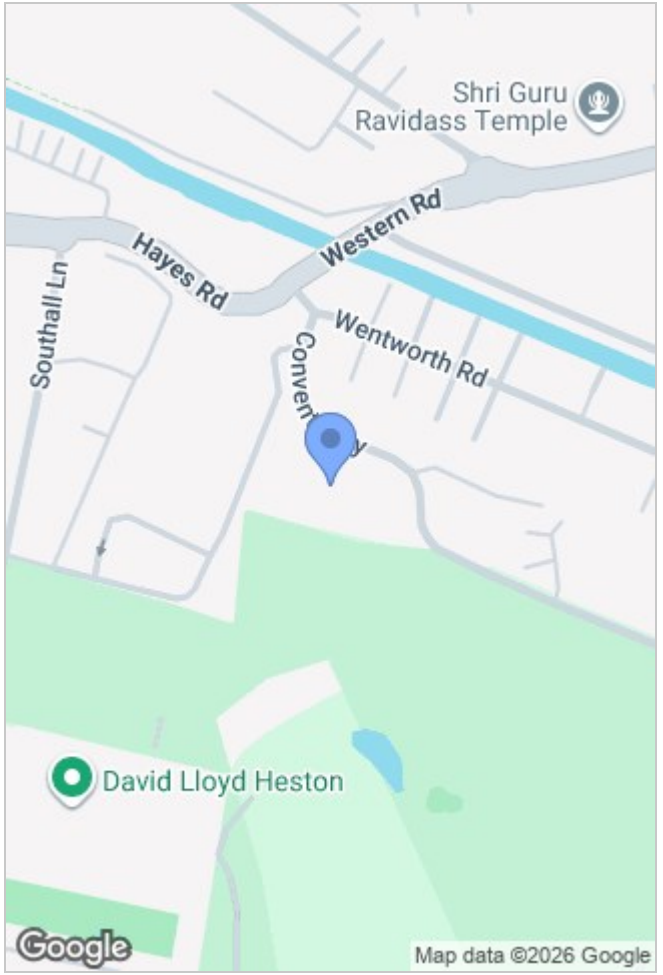
672 sq.ft. (62.4 sq.m.) approx.

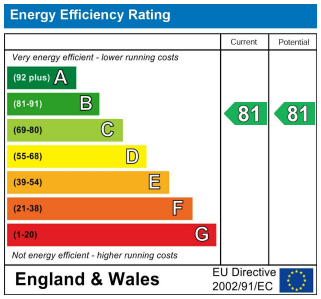


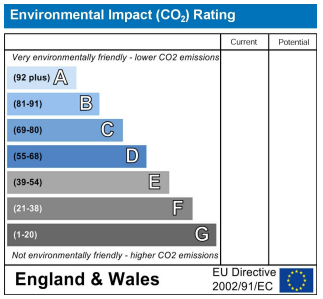
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TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

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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