



Convent Way, Southall, UB2 5UL
Guide Price £275,000

DBK
ESTATE AGENTS



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This modernised and beautifully presented top floor apartment offers spacious and stylish accommodation comprising of two generous double bedrooms, a large and inviting reception room, a stylish fitted kitchen with contemporary finishes and a chic family bathroom suite. Further benefits include ample internal storage throughout.

Externally, residents enjoy access to well-kept communal gardens, a children's play area and a communal car park where no permit is required. The property is offered with approximately 118 years remaining on the lease and a secure entry system.

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

- **Modernised + Well Presented Top Floor Apartment**
 - Two Double Bedrooms
 - Large Reception Room
 - Stylish Kitchen
 - Chic Family Bathroom Suite
 - Ample Internal Storage
 - Approx. 118 Years Lease
- **Communal Gardens + Children's Play Area**
- **Communal Car Park - No Permit Required**
 - Circa 688 Sq.Ft



Lease

Approx. 118 years remaining

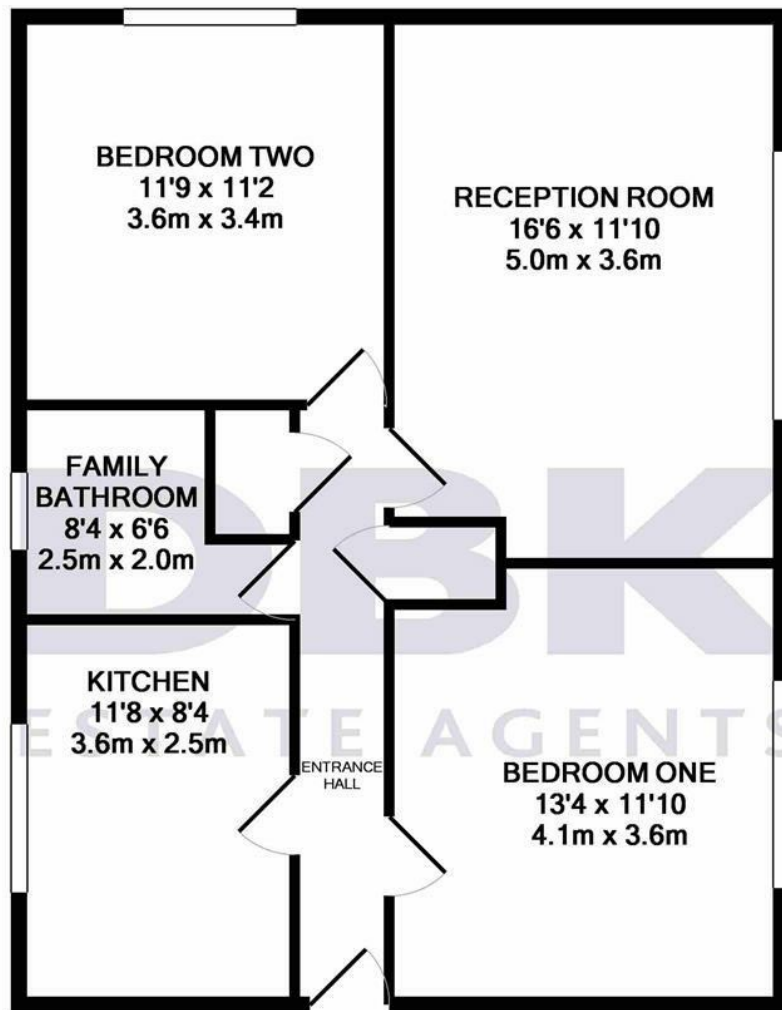
Service Charge

£1,345.00 per annum

Ground Rent

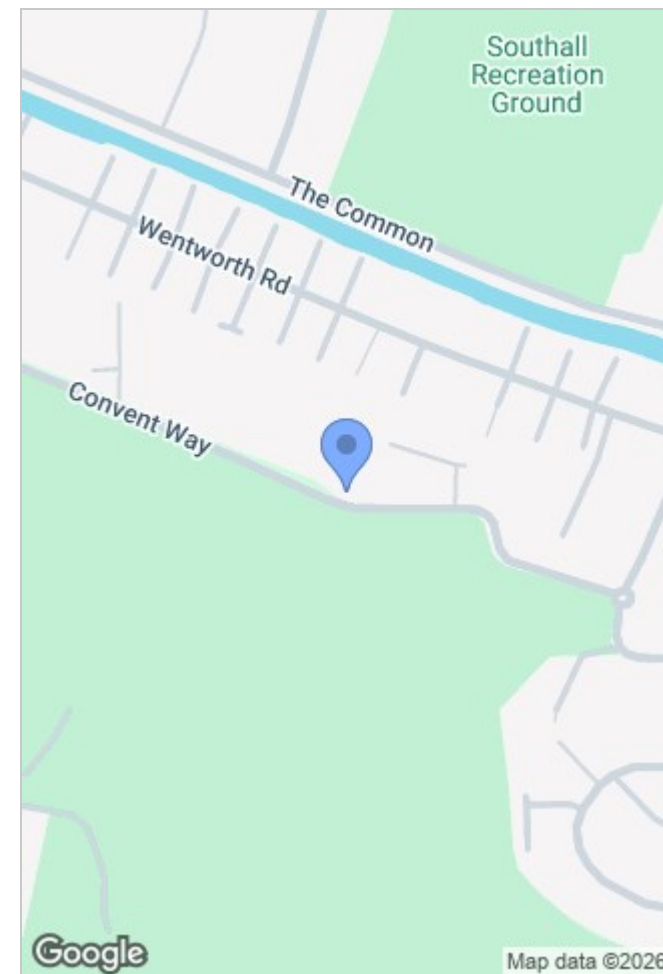
£10.00 per annum





TOTAL APPROX. FLOOR AREA 688 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	