

19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



Leasehold / Apartment

Cubitt Square, Southall

£315,000

A stunning, two bedroom apartment on the first floor of a small modern development with off road parking, well located on the borders of Southall and Hanwell. Extended Lease.

- Stunning First Floor Apartment
- Two Bedrooms
- Large Reception Room
- Bespoke Fitted Kitchen
- New Shower Room
- Superb Decor
- Off Road Parking
- Extended Lead
- Easy Access To Hanwell Elizabeth Line



Leasehold / Apartment

Cubitt Square, UB2 4UA

£315,000

This gorgeous apartment is on the first floor of a small and well maintained, fully electric block which has been upgraded in recent years with new double glazed windows, communal lighting and new door at the main entrance with entry phone system.

The apartment is in superb condition having been improved and modernised by the current owners. In excellent decorative condition throughout boasting a large reception room with a dining area, two bedrooms, the main having walk-in dressing area, a bespoke fitted kitchen with built-in appliances, all new electrics and plumbing plus a new shower room with a top range 'Stuart Turner' Monsoon shower pump with boosted water pressure.

Outside there is ample off street parking for residents and visitors. With low outgoings and the security of an extended lease this apartment presents an ideal opportunity to purchase an outstanding first time home.

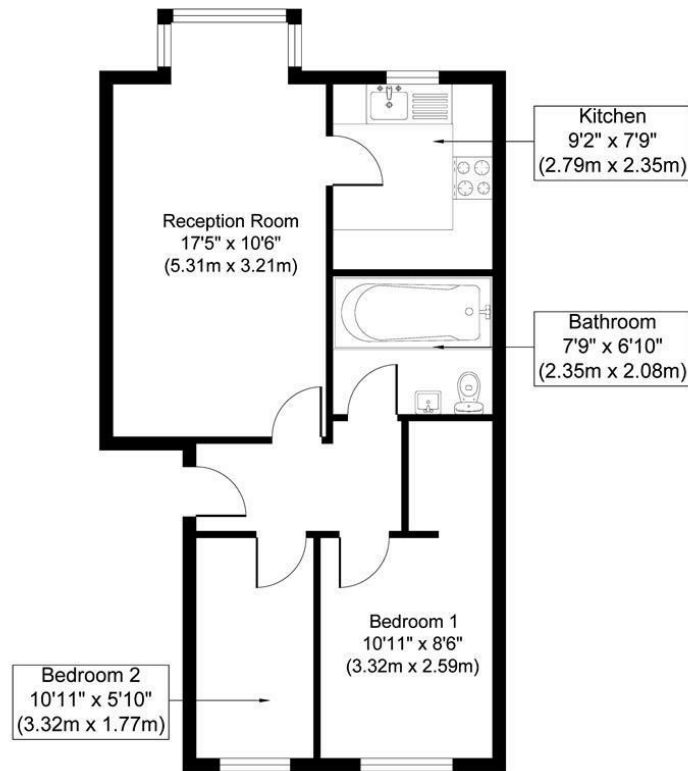
This well established development is ideally located on the borders of Hanwell and Southall with local day to day shops and various bus routes. Hanwell Elizabeth Line station is within an easy walk offering a speedy commute in Central London and Heathrow. Also within a short stroll are the lovely green open spaces of The Viaduct meadow leading to Brent Lodge (Bunny) Park and canal side walks.



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Cubitt Square UB2



Approximate Gross Internal Floor Area 558.10 sq. ft / 51.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band

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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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	

Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk

www.sintonandrews.co.uk

Agents Note: Whilst every care has been taken to prepare these 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.