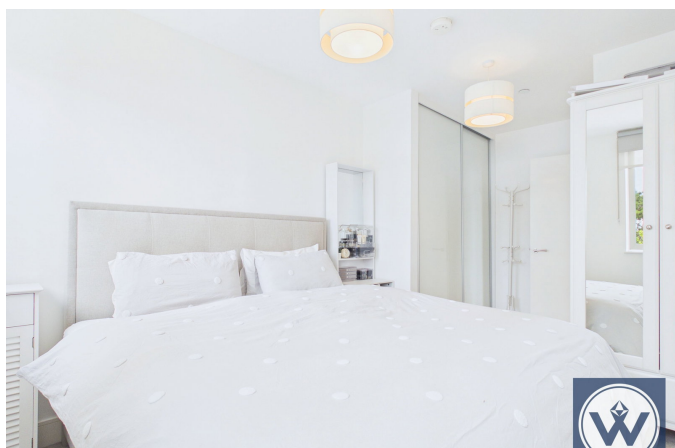


Butleigh house, Southall, UB2

Guide Price £300,000

 1  1  1



FIRST FLOOR - ONE BEDROOM - LIFT ACCESS - TWO COMMUNAL GARDEN - PRIVATE WEST FACING BALCONY - BICYCLE STORE - LEASEHOLD

Henry Wiltshire are delighted to present this well appointed one bedroom apartment, situated on the first floor of Butleigh House, Southall, UB2.

Offering approximately 552 sq ft of internal accommodation, excluding the private balcony, this bright and contemporary apartment provides well-proportioned living space and excellent transport connections. The property features a spacious open plan reception room and kitchen, with large windows providing an abundance of natural light throughout the day and direct access to a private west facing balcony, ideal for enjoying the afternoon and evening sun.

The generously sized double bedroom benefits from a built in wardrobe, while the modern family bathroom is equipped with an intelligent humidity and temperature sensor connected to the EnviroVent energiSava 325, a compact, high efficiency Mechanical Ventilation with Heat Recovery (MVHR) system. The apartment also benefits from underfloor heating and additional storage.

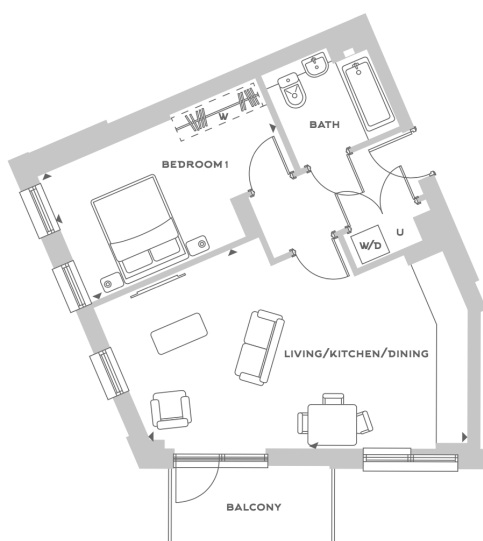
A particularly attractive feature is the property's long lease, with approximately 992 years remaining and no ground rent, providing excellent long term tenure.

The property combines modern living, excellent natural light and a generous lease with outstanding transport links, making it an ideal choice for both owner occupiers and investors.

- One bedroom apartment
- Private west facing balcony
- Underfloor heating
- No ground rent
- Council Tax - B
- Approximately 552 sq ft internal space, excluding balcony
- Approx. 992 years remaining on the lease
- EnviroVent energiSava 325 MVHR system
- Service Charge - £2,381.92
- EPC - B

PLOTS	2.1.02	2.2.02	2.3.02	2.4.02	2.5.02
FLOOR	1	2	3	4	5

Living/Kitchen/Dining	6.94 m x 6.42 m	22'9" x 21'1"
Bedroom 1	4.83 m x 2.77 m	15'10" x 9'1"
Total Area	51.30 sq m	552.19 sq ft
Balcony Area	5.00 sq m	53.82 sq ft



MEASUREMENT
POINTS

W
OPTIONAL FITTED
WARDROBE

W/D
WASHER
DRYER

U
UTILITY

All areas and dimensions have been taken from architect plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.