


FOR SALE · THREE-BEDROOM APARTMENT · CHAIN FREE

# Grosvenor Road

Southall · UB2 4BS

Offers In Region Of

## £355,000

HILTONS ESTATES

| 3 | 1 | 742 | C |
|---|---|---|---|
| BEDROOMS | BATHROOM | SQ FT | EPC RATING |

# The Property



**DESCRIPTION**

Hiltons Estates proudly presents this spacious and chain-free three-bedroom apartment, ideally located within walking distance of Southall Crossrail (Elizabeth Line), offering excellent transport links and everyday convenience.

The property features two generously sized double bedrooms, a well-proportioned single bedroom, a modern family bathroom and a spacious fitted kitchen/diner, ideal for both everyday living and entertaining.

Further benefits include a new long lease of 189 years, an exceptionally low annual service charge of just £686.67 and ground rent of only £70 per annum.

Conveniently situated close to local shops, schools and essential amenities, this property represents an excellent opportunity for first-time buyers, commuters and investors alike.

Call Hiltons Estates today to arrange your viewing!

**KEY FEATURES**

- Chain free
- Two double bedrooms & a single bedroom
- Spacious fitted kitchen / diner
- Modern family bathroom
- New 189-year lease
- Walking distance to Southall Elizabeth Line




FITTED KITCHEN / DINER

# Inside the Apartment





RECEPTION ROOM



KITCHEN / DINER



BEDROOM ONE



BEDROOM TWO



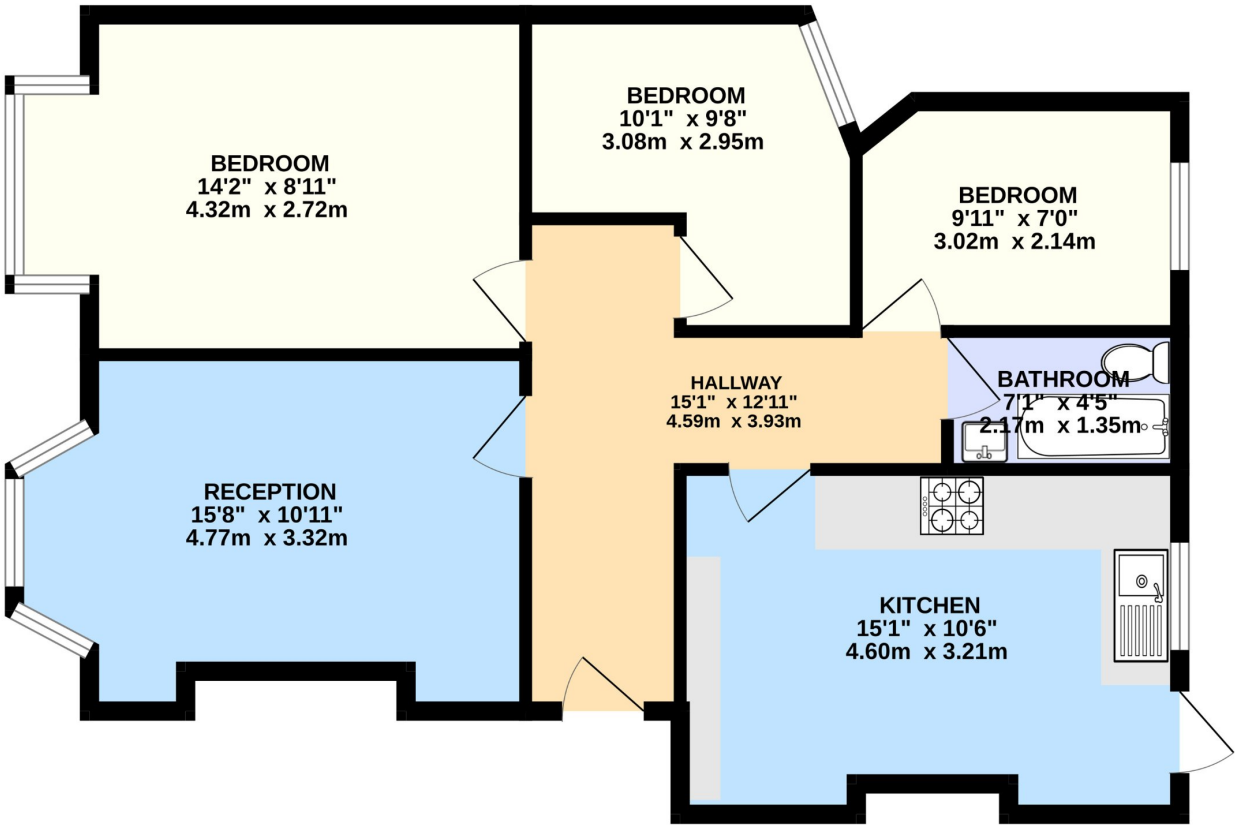
BEDROOM THREE



FAMILY BATHROOM

# Floor Plan & Information

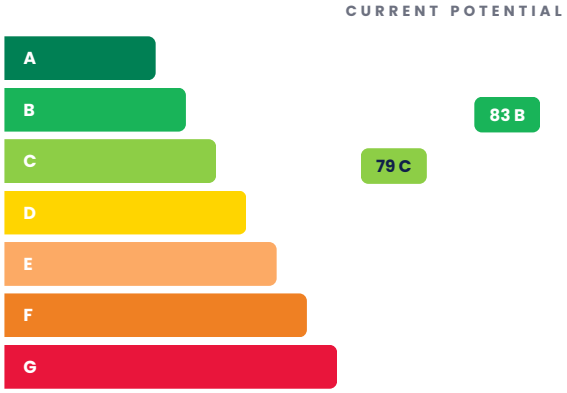





FIRST FLOOR · APPROX. 742 SQ FT (68.9 SQ M) · NOT TO SCALE

| | | |
|---|---|---|
| PRICE<br>**Offers In Region Of £355,000** | FLOOR AREA<br>**Approx. 742 sq ft** | TENURE<br>**Leasehold · 189 Years** |
| SERVICE CHARGE<br>**£686.67 per annum** | GROUND RENT<br>**£70 per annum** | STATION<br>**Southall · Elizabeth Line** |

## ENERGY PERFORMANCE




## Arrange a Viewing

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