

## Whittle Close, Southall, UB1 3JU

£320,000

2 2 1



### Modern & Spacious 2-Bedroom Split-Level Flat - To be sold with a new long lease

A beautifully updated first-floor split-level flat offering generous space, two well-sized bedrooms, and a bright, contemporary interior. With a modern kitchen, stylish bathroom, and additional WC, this home is perfect for professionals, first-time buyers, or small families. Conveniently located near Greenford and Southall stations for excellent transport links.


LEASE : 85 Years (will come with new Lease of additional 90 Years)

SERVICE CHARGE, GROUND RENT & BUILDING INSURANCE : APPROX. £1600pa

910 Uxbridge Road, Hayes  
Middlesex UB4 0RW

info@shawsoflondon.co.uk  
www.shawsoflondon.co.uk


020 8561 6888


 @shawsoflondon

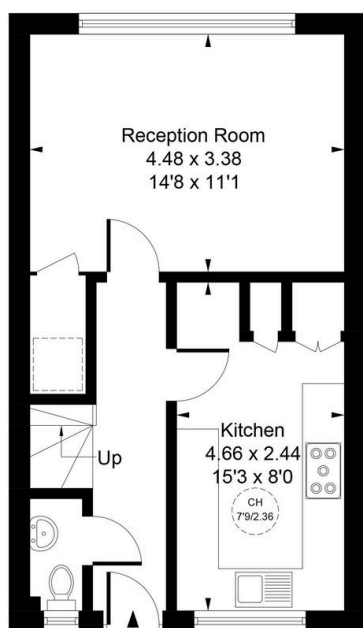
- To be sold with a new long lease
- Duplex Flat (split over 2 floors)
- Contemporary kitchen with sleek fittings
- Private storage shed for added convenience
- Service Charge, Ground Rent & Building Insurance approx. £1600pa
- Two generously sized bedrooms
- Family bathroom plus an additional downstairs WC
- Ideally located: 2.4 miles from Greenford Station, 1.5 miles from Southall Station (Overground & Elizabeth Line)

Approximate Gross Internal Area = 74.41 sq m / 801 sq ft  
Storage = 1.76 sq m / 19 sq ft  
Total = 76.17 sq m / 820 sq ft

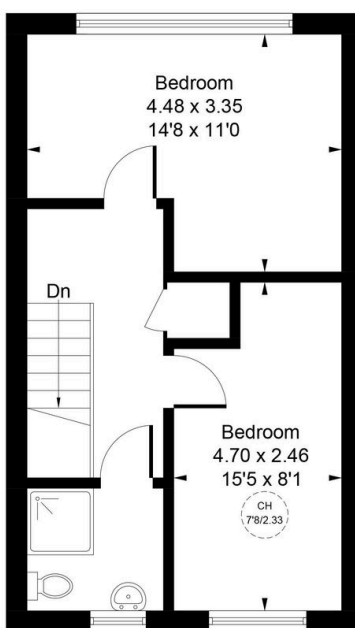


 = Reduced headroom below 1.5m / 5'0"

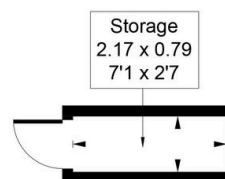
 = Ceiling Height



**Second Floor**



**Third Floor**



(Not Shown In Actual Location / Orientation)

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 purchase.

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