

**£220,000**

**Burket Close**

Southall, UB2 5NT



## PROPERTY SUMMARY

Beautiful One Bedroom First Floor Flat in Burket Close, Norwood Green.

Nestled within a well-maintained development, this impeccably presented first floor flat offers an exceptional opportunity for first time buyers or investors.

The property offers a spacious double bedroom , a modern kitchen and a contemporary bathroom. The bright and inviting reception room enjoys an abundance of natural light, creating a wonderfully airy and relaxing atmosphere.

Residents also benefit from a well-maintained communal gardens, adding a touch of greenery.

Perfectly positioned near Southall Station (Elizabeth Line), the flat offers excellent transport links into Central London and beyond. The area is well served by good schools, popular restaurants and a wide range of local shops making it exceptionally convenient.

Tenure: Leasehold 158 Years  
Annual Service Charge: £2035  
Annual Ground Rent: £90

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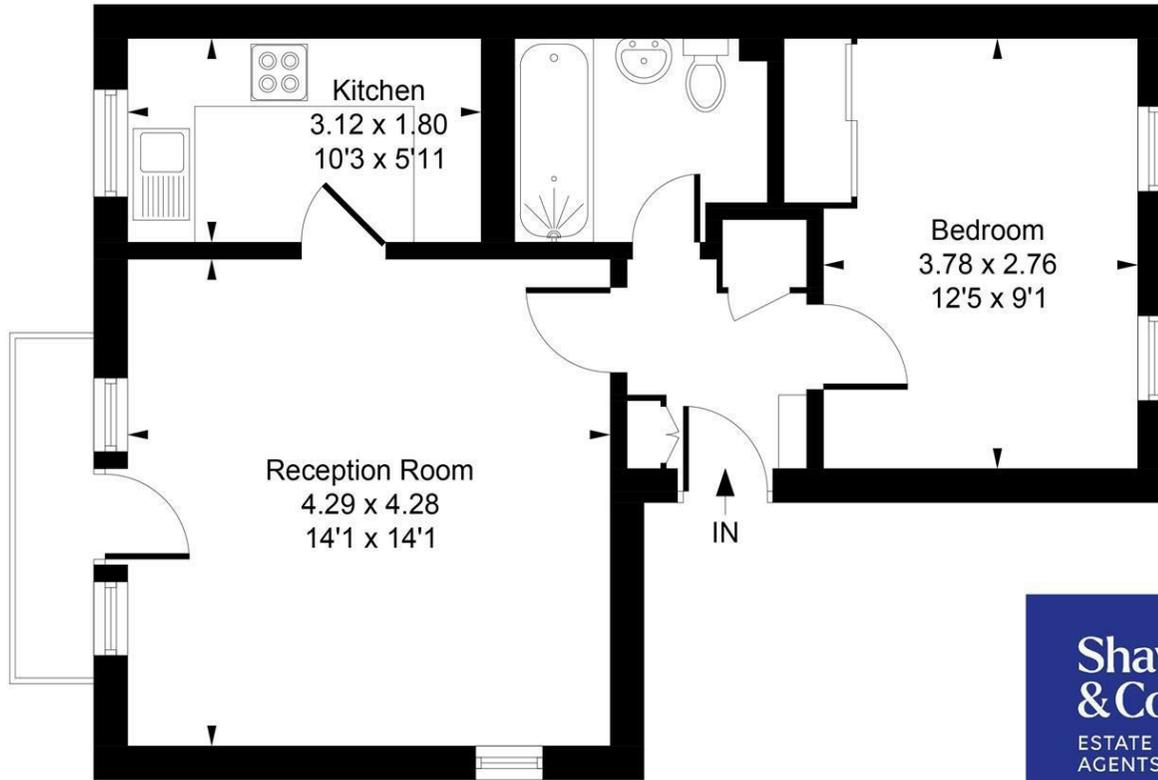


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Approximate Gross Internal Area  
45.07 sq m / 485 sq ft



**First Floor**



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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**LOCAL AUTHORITY**

Hillingdon

**TENURE**

Leasehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	



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/tenants are advised to recheck the measurements

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