







4 Greenleaf Walk, Southall, UB1 1FQ

- One Bedroom Apartment
- Open Plan Living
- Private Balcony
- Walking Distance to Southall Train Station
- Lease Over 900 Years
- NO CHAIN
- Modern Kitchen & Bathroom
- Fantastic Development with Lots of Amenities
- Great First Time Buy or Buy to Let Investment
- EPC Rating: B / Council Tax Band: B

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HERE TO GET *you* THERE

Asking Price £225,000

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DESCRIPTION

CHAIN FREE! Welcome to Watson House, a charming and modern property located at 4 Greenleaf Walk in the vibrant area of Southall. This delightful apartment, built in 2021, offers a contemporary living experience with a well-thought-out layout that maximizes space and comfort.

Spanning an impressive (approximate) 559 square feet, the property features a welcoming reception room that serves as the perfect space for relaxation or entertaining guests. The single bedroom is designed to provide a peaceful retreat, ideal for unwinding after a long day. The bathroom is stylishly appointed, ensuring both functionality and comfort.

Situated in a lively neighborhood, Watson House benefits from excellent local amenities, including shops, parks, and transport links, making it an ideal choice for those seeking convenience and accessibility. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to own a modern home in a thriving community.

With its contemporary design and prime location, Watson House is a must-see for anyone looking to embrace a comfortable and stylish lifestyle in Southall. Do not miss the chance to make this lovely house your new home.

Lease 994 years
Annual ground rent £300
Annual service charge £2,424
EPC Rating: B / Council Tax Band: B
NO ALLOCATED PARKING














WATSON HOUSE





First Floor

Viewings

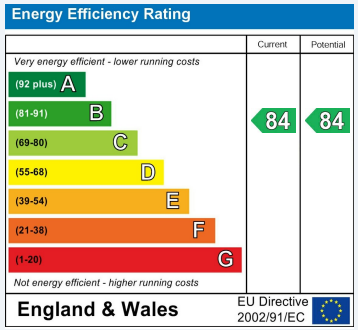
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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