



FOR SALE • FIRST FLOOR APARTMENT

Adrienne Avenue

Southall, Middlesex, UB1 2QW

OFFERS IN REGION OF

£299,950

HILTONS
ESTATES

2
BEDROOMS

1
BATHROOM

535
SQ FT

Apartment
PROPERTY TYPE

The Property

ADRIENNE AVENUE, SOUTHALL · UB1 2QW

A well-proportioned two-bedroom apartment set on the first floor of an attractive red-brick development, offered in move-in condition having been freshly decorated and newly carpeted throughout.

The accommodation extends to approximately 535 sq ft and is arranged around a central hallway, giving each room a good degree of privacy. At its heart is a bright living room of over eighteen feet, with a wide window to the front and a separate fitted kitchen leading off it, fitted with an integrated oven and hob, extractor, and space and plumbing for a washing machine.

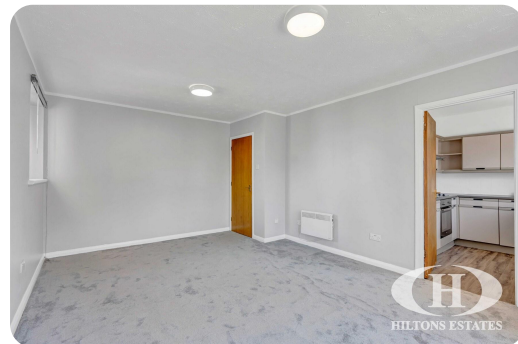
Two bedrooms and a contemporary tiled bathroom complete the accommodation, and there is off-street parking within the development. Conveniently placed for shops, schools and transport links.

KEY FEATURES

- Two-bedroom first floor apartment
- Bright 18'1" living room
- Separate fitted kitchen with integrated oven & hob
- Contemporary tiled bathroom
- Freshly decorated & newly carpeted throughout
- Approx. 535 sq ft / 50 m² · EPC C
- Off-street parking within the development



LIVING ROOM



LIVING ROOM



KITCHEN



KITCHEN

Bedrooms & Bathroom

ADRIENNE AVENUE, SOUTHALL · UB1 2QW



BEDROOM ONE



BEDROOM TWO



BATHROOM



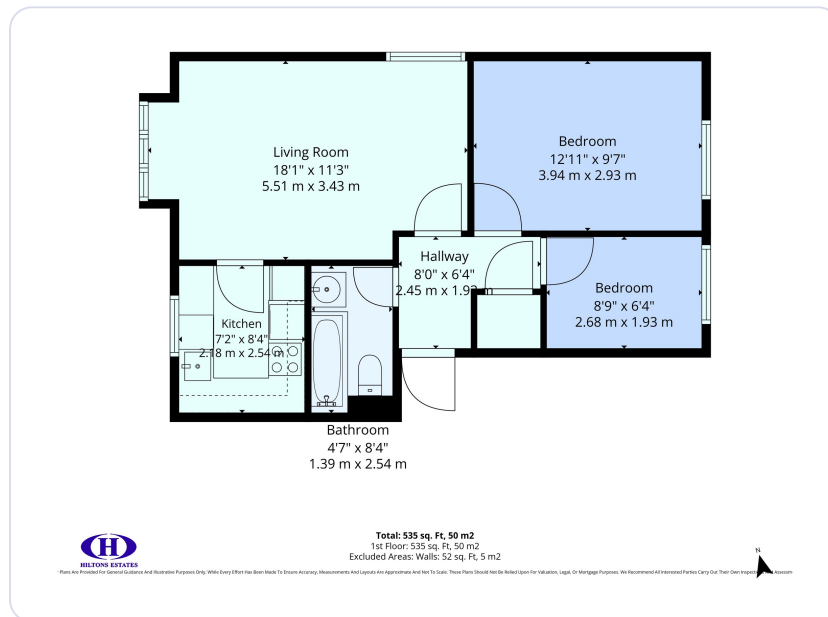
ENTRANCE HALL

ROOM DIMENSIONS

Living Room	18'1" × 11'3"	Bedroom One	12'11" × 9'7"
Kitchen	7'2" × 8'4"	Bedroom Two	8'9" × 6'4"
Bathroom	4'7" × 8'4"	Entrance Hall	8'0" × 6'4"

Floor Plan & Information

ADRIENNE AVENUE, SOUTHALL · APPROX. 535 SQ FT



FIRST FLOOR · NOT TO SCALE

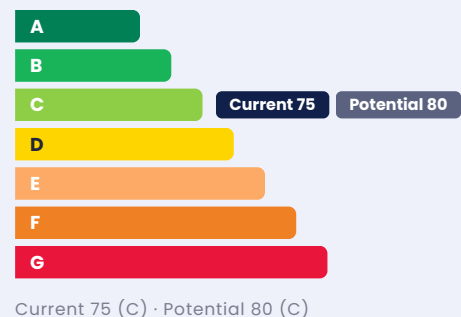
KEY INFORMATION

Accommodation Entrance hall · living room with separate fitted kitchen · two bedrooms · bathroom with bath and shower over

Floor Area approx. 535 sq ft / 50 m² · **Floor** First · **Type** Purpose-built apartment · **EPC** C (75)

Outside & Tenure Off-street parking within the development · communal grounds. Tenure, lease length, ground rent and service charge to be confirmed and verified by your solicitor

ENERGY RATING



Arrange a Viewing

Hiltons Estates
243 The Broadway,
Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, lease length, ground rent, service charge and any parking rights should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.