



FOR SALE • SPLIT-LEVEL APARTMENT

Convent Way

Southall, UB2 5UL

Three double bedrooms | Large reception room | Ground floor WC

ASKING PRICE

£299,950



3
BEDROOMS

1
RECEPTION

1 + WC
BATHROOM

903
SQ FT

86 yrs
LEASE

A superbly spacious three-bedroom split-level apartment, offering just under 1,000 sq ft of generous internal accommodation.

Positioned on the first floor, this beautifully presented home offers excellent proportions throughout, with a modern finish and an abundance of living space. The lower level comprises a large reception room, well-appointed kitchen and WC, while upstairs offers three spacious double bedrooms and a modern family bathroom. The generous layout and impressive room sizes make this an ideal home for families, first-time buyers or investors.

The property is offered with an 86-year lease, with the potential to extend at a relatively low cost, and a service charge of approximately £1,500 per annum.

Convent Way is ideally situated close to a wide range of local shops, supermarkets, schools, parks, restaurants and everyday amenities. Southall Broadway is within easy reach, while excellent transport links include Southall Elizabeth Line station, providing fast connections into Central London, Heathrow and beyond. The A312, A4 and M4 are also easily accessible.

KEY FEATURES

- Nearly 1,000 sq ft of internal space
- Spacious 3-bedroom split-level apartment
- Three double bedrooms
- Large reception room
- Modern kitchen & family bathroom
- Ground floor WC
- First-floor position
- 86-year lease
- Approx. £1,500 service charge
- Excellent local amenities & transport links



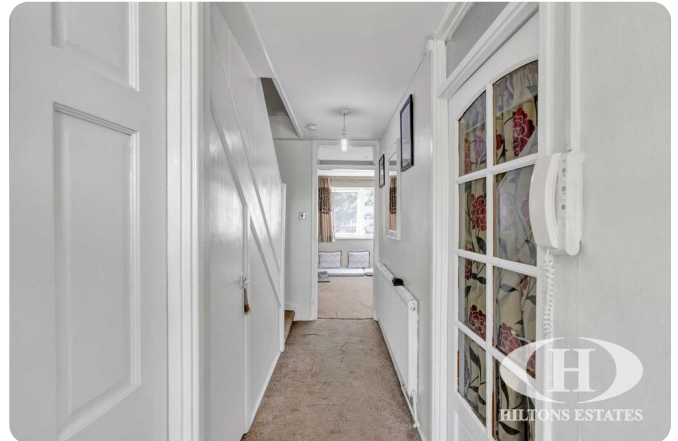
RECEPTION ROOM



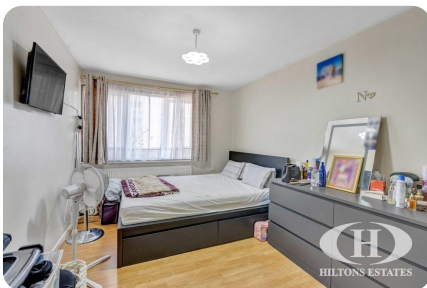
KITCHEN



RECEPTION ROOM



ENTRANCE HALLWAY



BEDROOM ONE



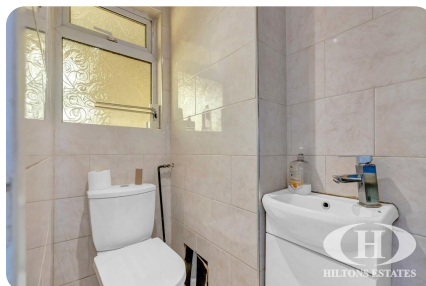
BEDROOM TWO



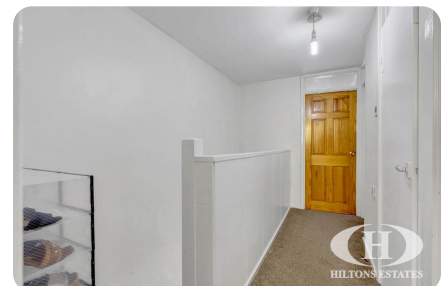
BEDROOM THREE



FAMILY BATHROOM



GROUND FLOOR WC



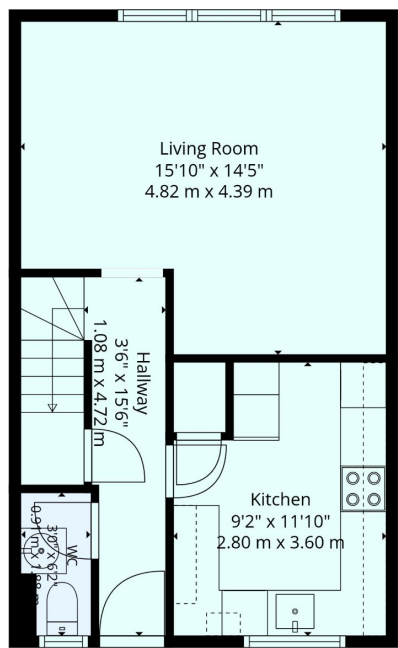
LANDING



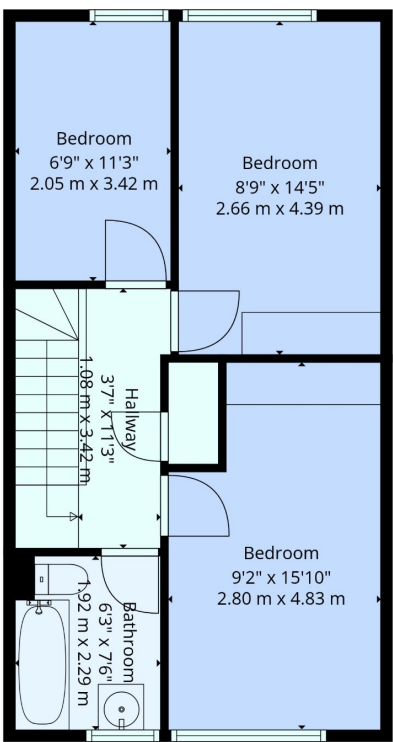
COMMUNAL WALKWAY



REAR ASPECT



1st Floor



2nd Floor

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY · NOT TO SCALE

TENURE & CHARGES

TENURE	Leasehold · 86 years remaining
SERVICE CHARGE	Approx. £1,500 per annum
GROUND RENT	£14 per annum
LOCAL AUTHORITY	London Borough of Hounslow
HEATING	Gas central heating
UTILITIES	Mains electricity, water & sewerage
PARKING	On-road
OUTSIDE SPACE	Communal garden
EPC	Available on request

ARRANGE A VIEWING

Harvin

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AGENTS NOTE

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