



Holman Drive, Southall, UB2

Offers in excess of: £400,000

 Benham
& Reeves

Holman Drive, Southall, UB2

🛏 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

Spanning a generous 762 square feet (approx.) of internal living space is this modern two bedroom, two bathroom apartment in the sought after St. Bernard's Gate development. Situated on the second floor the property benefits from two double bedrooms with built-in wardrobes and en-suite to the principle bedroom. The spacious reception room benefits from floor to ceiling windows allowing the room to be flooded with natural light and also has access to a private balcony. The stylish kitchen has fully integrated appliances and is tucked away from the reception room.

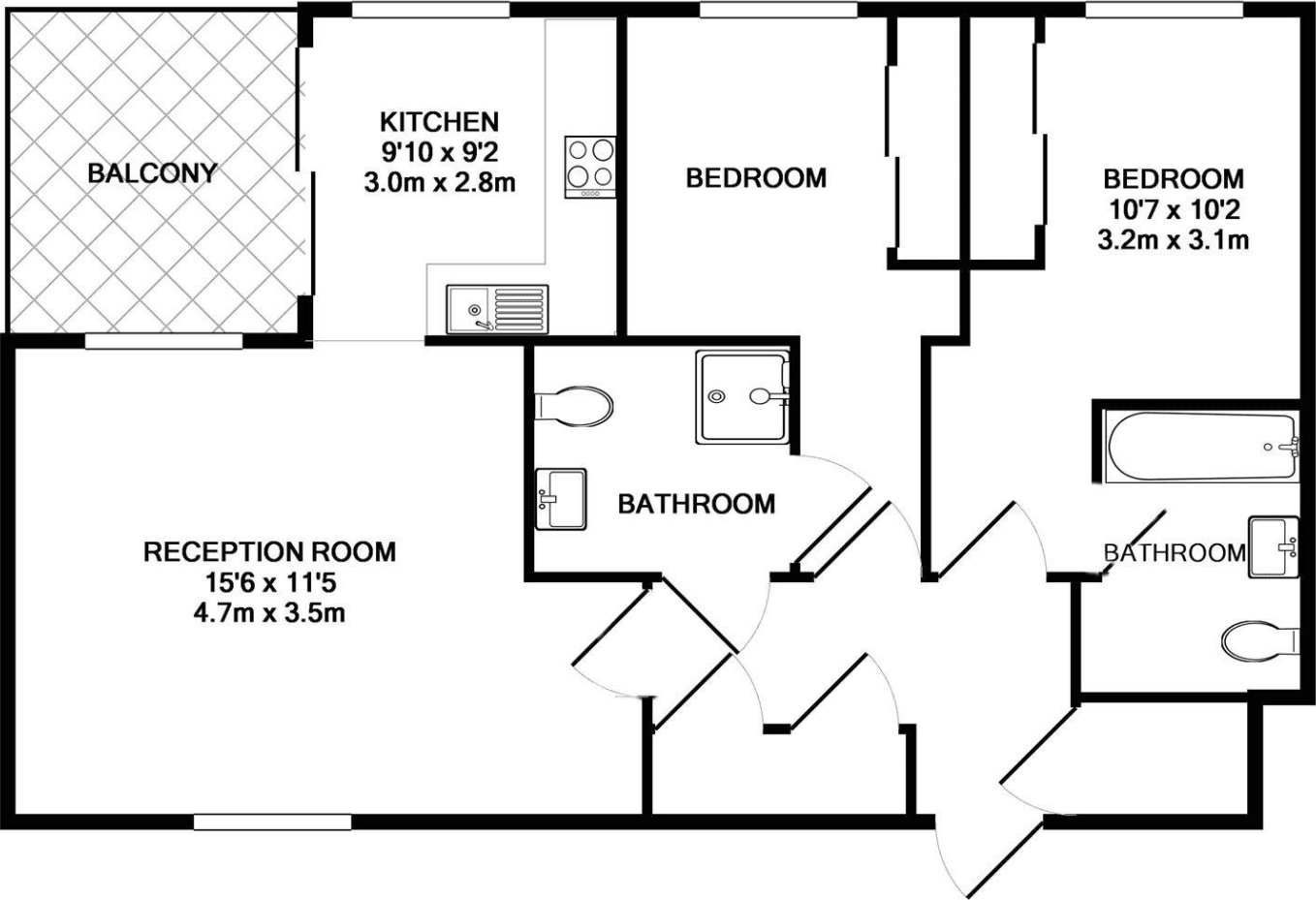
Holman Drive is situated off Uxbridge Road and thus benefits from easy access to transport links such as Hanwell station (Elizabeth Line) & Boston Manor (Piccadilly Line), green spaces of Bunny Park, the Grand Union canal and thriving local pubs such as The Fox and The Green W7 are all within a short stroll.





Property Features:


- Second Floor
- Two Bedroom Apartment
- Two Bathrooms
- Car Parking Space Included
- 762 Square Feet (Approx.)
- Spacious Private Balcony
- Chain Free
- Hanwell (Elizabeth Line) & Boston Manor (Piccadilly Line)



TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 11/12/3013
Approximately 988 Years Remaining

Ground Rent: £350.00 (per annum)
For the year of 2025

Service Charge: £3,047.28 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,900.00 pcm
Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA220636

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