



**Healum Avenue, Southall, UB2**

Price Reduced to: £350,000

 Benham  
& Reeves

# Healum Avenue, Southall, UB2

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250079

A bright and airy seventh floor two bedroom, one bathroom apartment located in the contemporary block, Butleigh House. This stunning 702 square foot apartment boasts a custom designed kitchen with integrated appliances, full height glass splash backs to underside of wall units and soft close doors. The bathroom offers a chrome finish with floor-to-ceiling porcelain tiles boasting a tastefully designed decor. Two spacious bedrooms further benefit this spectacular property. Further features to accompany are lift access and communal garden.

Situated seconds away from Southall Station; a highly sought after location of West London being close to major transport links (Elizabeth Line with 12 minutes direct access to Central London) and local amenities.

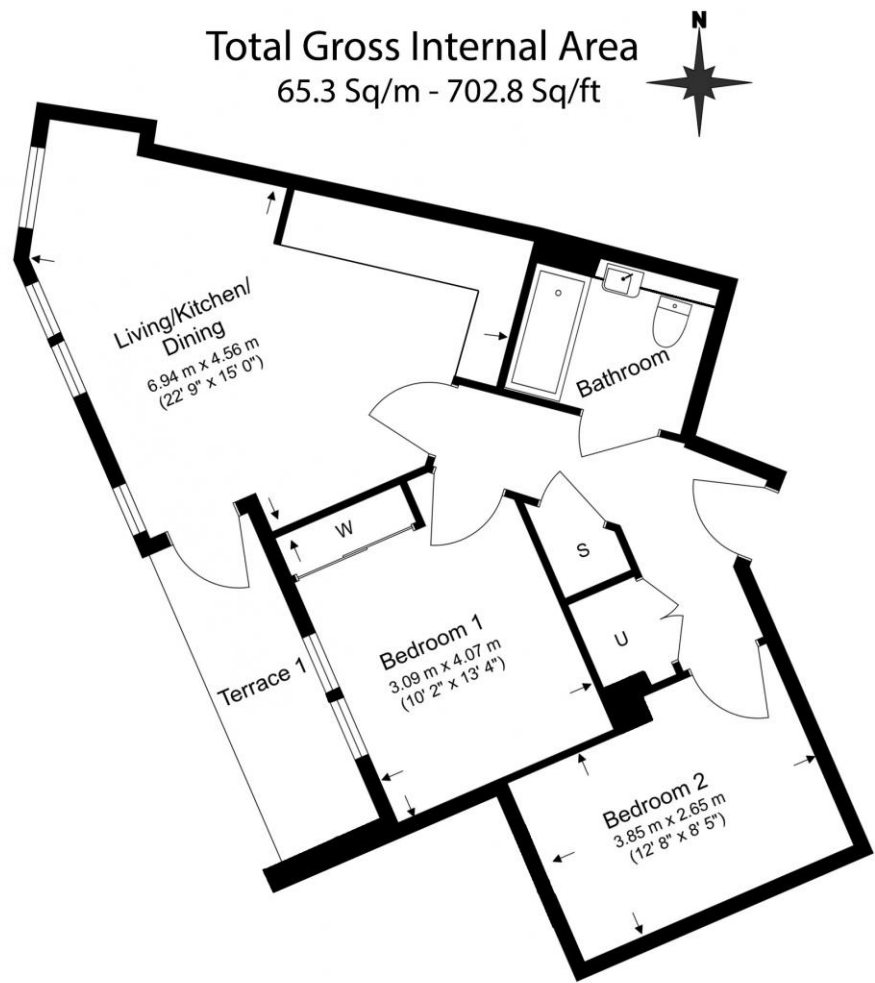






## Property Features:

- Stylish Two Bedroom Apartment
- One Bathroom
- 702 Square Feet (Approx.)
- West Facing Terrace
- Seventh Floor
- Southall Station (Elizabeth Line & National Rail)
- NHBC Warranty
- Residents Courtyard



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.

Price Reduced      £350,000  
to:

Tenure:              Leasehold  
Expires 31/12/3017  
Approximately 992 Years Remaining

Ground Rent:      Nil

Service Charge:    £3,064.24 approx. (per annum)  
For the year of 2025

Anticipated Rent:   £1,800.00 pcm  
Approx. 6.2% Yield

## Viewings:

All viewings are by appointment only  
through our Ealing Office.

Our reference: BEA250079

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