



Featherstone Road, Southall, UB2

Asking Price: £300,000

 Benham
& Reeves

Featherstone Road, Southall, UB2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250097

Situated on the second floor in this contemporary block is a two bedroom, two bathroom apartment spanning a comfortable 689 square feet (approx.) The property offers an open planned kitchen with integrated appliances, bright and airy reception room with direct access to a private east facing balcony, two sizeable bedrooms with bedroom one having the added benefit of an ensuite shower room. Further benefits include a family bathroom, solid wood flooring to the living areas, ample storage, secure gated parking bay and no onward selling chain.

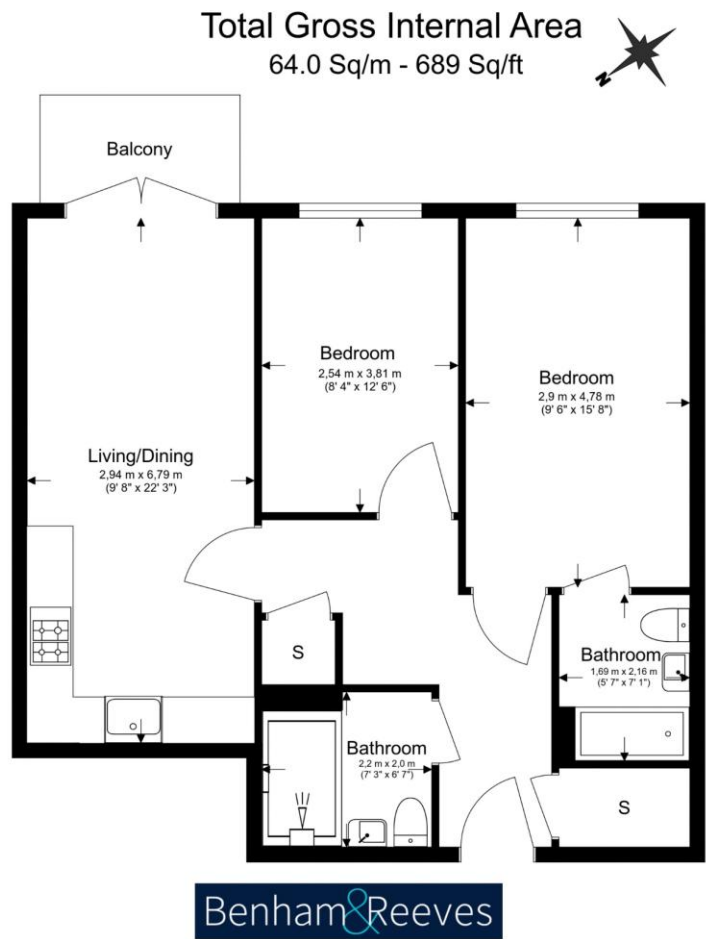
This property is located in Urban Southall and walking distance to Southall Rail Station (Elizabeth Line & National Rail), local shops, schools and amenities. There are ample bus links and good transport links to Heathrow, Central London, M4, M25, M40 and A40! This is an Excellent opportunity for First Time Buyers, Commuters and Investors! Viewings Highly Recommended! Book Now! Call for further details.





Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- 689 Square Feet (Approx.)
- Second Floor
- Private East Facing Balcony
- Southall Station (Elizabeth Line & National Rail)
- Secure Gated Allocated Parking Bay



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		
(69-80) C	80	80
(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.

Asking Price:	£300,000
Tenure:	Leasehold Expires 30/04/3011 Approximately 986 Years Remaining
Ground Rent:	£266.90 (per annum) For the year of 2025
Service Charge:	£3,081.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,750.00 pcm Approx. 7.0% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250097

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