



# Healum Avenue, Southall, UB2

Guide Price: £395,000

Benham  
& Reeves

# Healum Avenue, Southall, UB2

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A superb three bedroom apartment, situated on the seventeenth floor, offers far reaching south east views and a generous living space of 1,132 square feet (approx.) This immaculate home boasts a spacious open plan reception room that is flooded with natural sunlight from its large windows, enhancing the warm and inviting atmosphere. The reception room, has direct access onto the expansive balcony, where you can take in the breath taking views of the surrounding area and the city, providing a perfect backdrop for relaxation or outdoor dining. All three bedrooms are well-proportioned, each designed with comfort in mind. The principle bedroom features an en-suite bathroom. The ensuite and family bathroom are stylishly fitted with modern fixtures, ensuring a luxurious experience.

Located moments away from Southall station (Elizabeth line), facilitating direct access to central London and Heathrow airport within 20 minutes. Southall offers a rich cultural experience with a thriving local scene, diverse eateries, with loads of shopping and green spaces.

## Parking Details

Although there is no parking available directly with the building, there is a public car park located about 10 mins walk from Ashwell House, called Featherstone Terrace. These have an annual pass available for approx. £280.00 from Ealing Council.

\*Blue badge holders can apply for a parking permit in the underground parking of Ashwell House.

\*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold)

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT

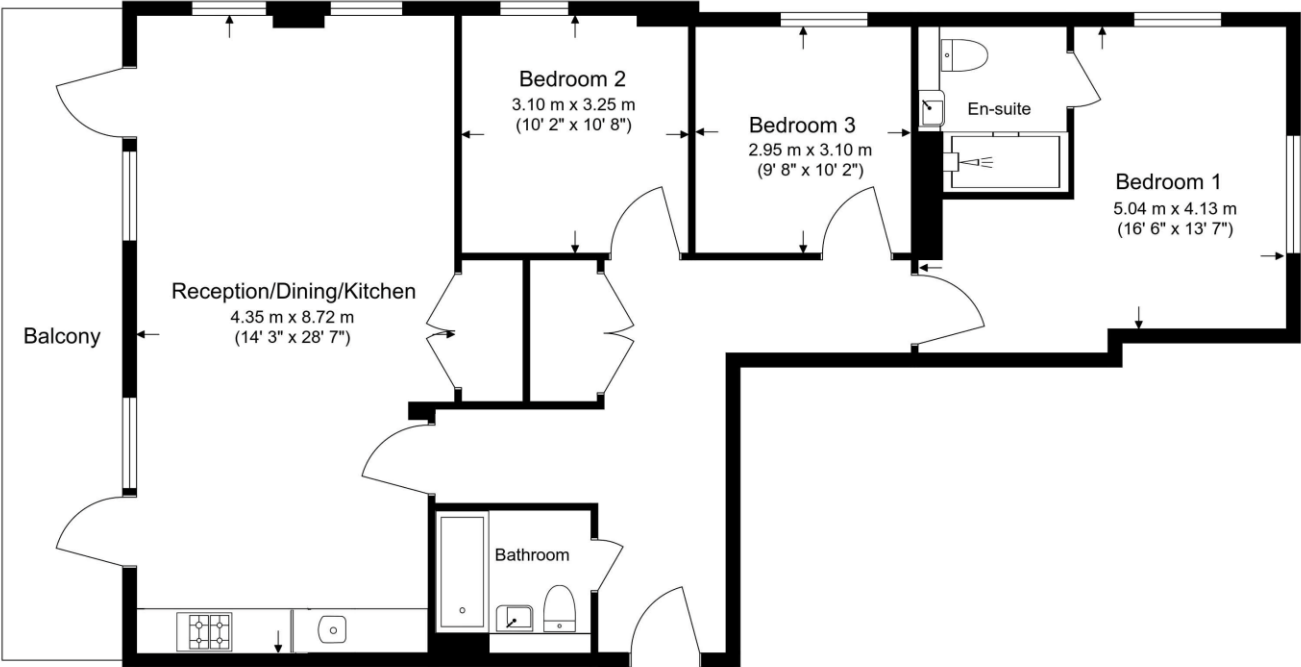




## Property Features:

- \*Buyer Fees Apply
- Peppercorn Ground Rent
- Immaculate Three Bedroom Apartment
- Seventeenth Floor
- Private East Facing Balcony With Far Reaching Views
- 1132 Square Feet (Approx)
- Communal Roof Terrace and Garden
- Southall Station (Elizabeth Line)

17th Floor  
 Total Gross Internal Area  
 105.1 Sq/m - 1,132 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Guide Price:	£395,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£0.00 (per annum) Peppercorn
Service Charge:	£3,963.00 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 7.0% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260087

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W: [www.benhams.com](http://www.benhams.com)

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