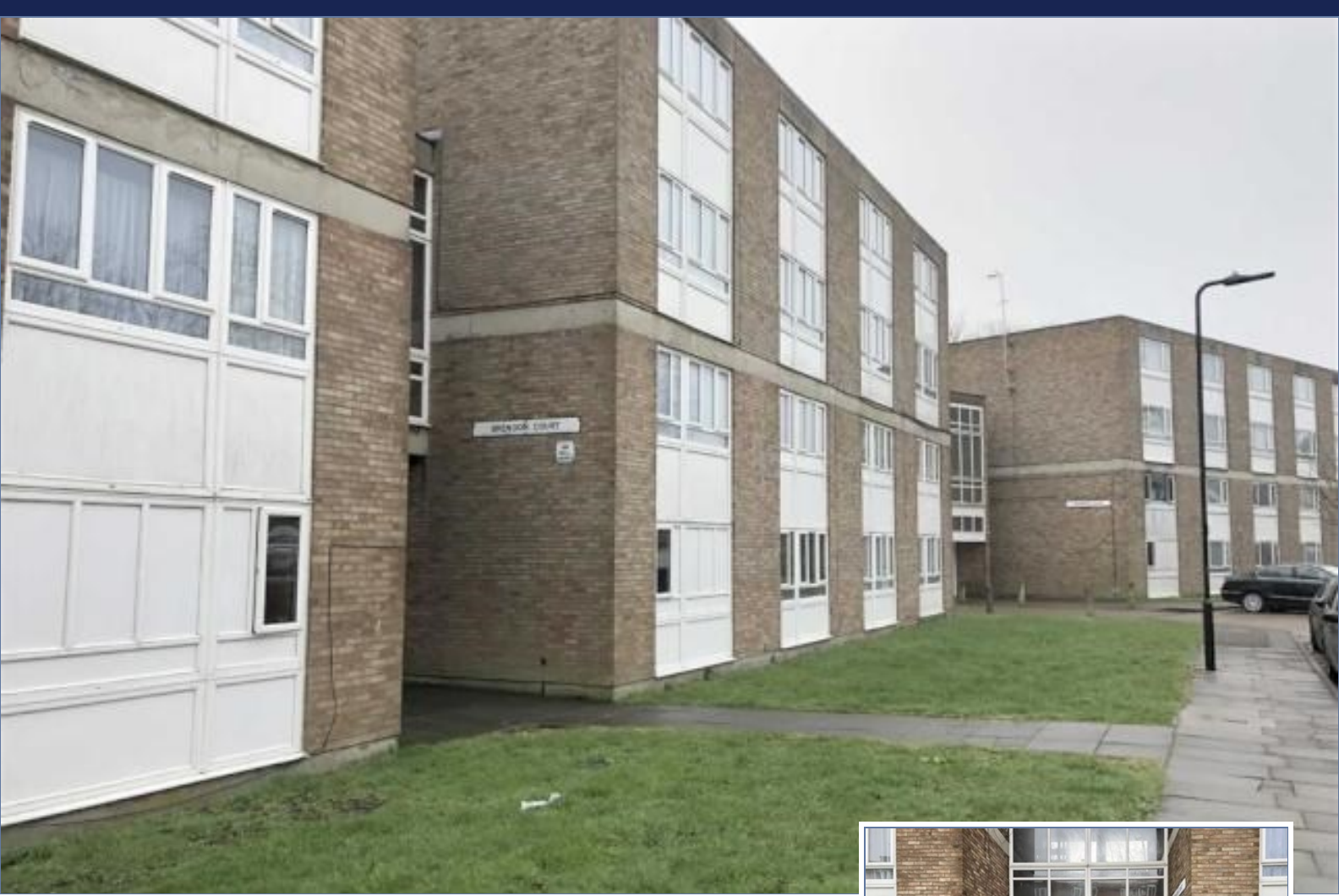


315 Vicarage Farm Road,
Hounslow, TW5 0DR

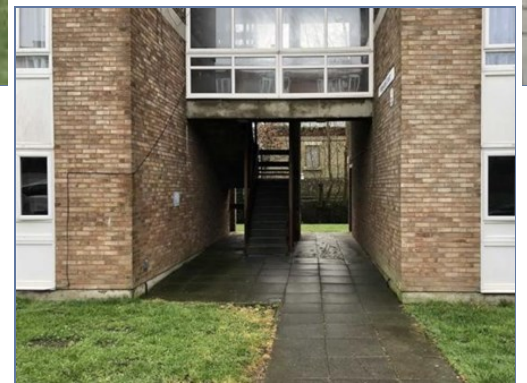
Tel: 02085707900
gavin@bluestateagents.co.uk



**13 Brendon Court, St Marys Avenue North,
Southall, Greater London, UB2 4LZ**

£300,000 Leasehold

- 3 Bedroom Flat In Norwood Green
- 93 Year Lease
- Excellent Schools Near By
- Amenities within Easy Reach
- Low Service Charge / Ground Rent
- EPC Rating C





SPACIOUS FIRST FLOOR SPLIT LEVEL MAISONNETTE! Blue Estate Agents are delighted to offer for sale this **RARELY AVAILABLE THREE** Bedroomed property located in a quiet no through road in the heart of Norwood Green. Features include; **THREE BEDROOMS, LOUNGE, KITCHEN, BATHROOM/WC, CLOAKROOM, STORAGE SHED AND GARAGE IN A BLOCK.** There is ample on street parking on St. Mary's Avenue North and provides easy access to Tentelow Lane and Norwood Road. **LONG LEASE OF 93 YEARS.** An excellent **BUY TO LET** opportunity or **FIRST TIME BUY.**

Lease: Approximately 93 years approx.

Service charge: £61.35 per calendar month approx.

Ground Rent: Approx. £10 per annum



GROUND FLOOR APPROX. FLOOR AREA 401 SQ.FT. (37.3 SQ.M.)
 1ST FLOOR APPROX. FLOOR AREA 458 SQ.FT. (42.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 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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Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Blue Estate Agents in the first instance.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Not energy efficient - higher running costs England, Wales & N.Ireland EU Directive 2002/91/EC			Very environmentally friendly - lower CO ₂ emissions England, Wales & N.Ireland EU Directive 2002/91/EC		