

£300,000 Leasehold**Doniford House, Healum Avenue, Southall, London UB2 4WQ**

- Twelfth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Communal Garden and Cycle Store
- Approx. 544 Sqft Gross Internal Area
- Balcony
- Close to Southall Station

GENERAL DESCRIPTION

This smartly-presented apartment is on the twelfth floor of a recently-constructed development and has a dual-aspect reception room with door leading out onto a balcony that offers an unobstructed view, east. The kitchen is sleek and open-plan with integrated appliances. There is a generously-sized bedroom with fitted, mirror-fronted wardrobe, a large storage/utility cupboard in the entrance hall and a stylish, modern bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, high performance glazing and a communal heating/hot water system. Residents can make use of a communal roof terrace and the cycle store. Southall Station, for Elizabeth Line services, is just a short walk away. The apartment is held on a long lease.

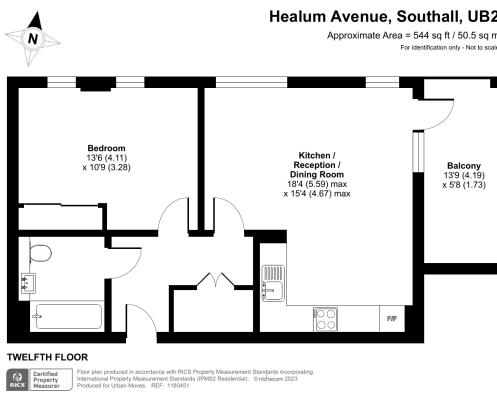
Tenure: Leasehold (250 years from 01/10/2020).

Service Charge: £112.64 per month (subject to annual review).

Council Tax: Band C, London Borough of Ealing.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



DIMENSIONS

TWELFTH FLOOR

Entrance Hallway

Reception

18' 4" max. x 15' 4" max. (5.59m x 4.67m)

Kitchen

included in reception measurement

Balcony

13' 9" x 5' 8" (4.19m x 1.73m)

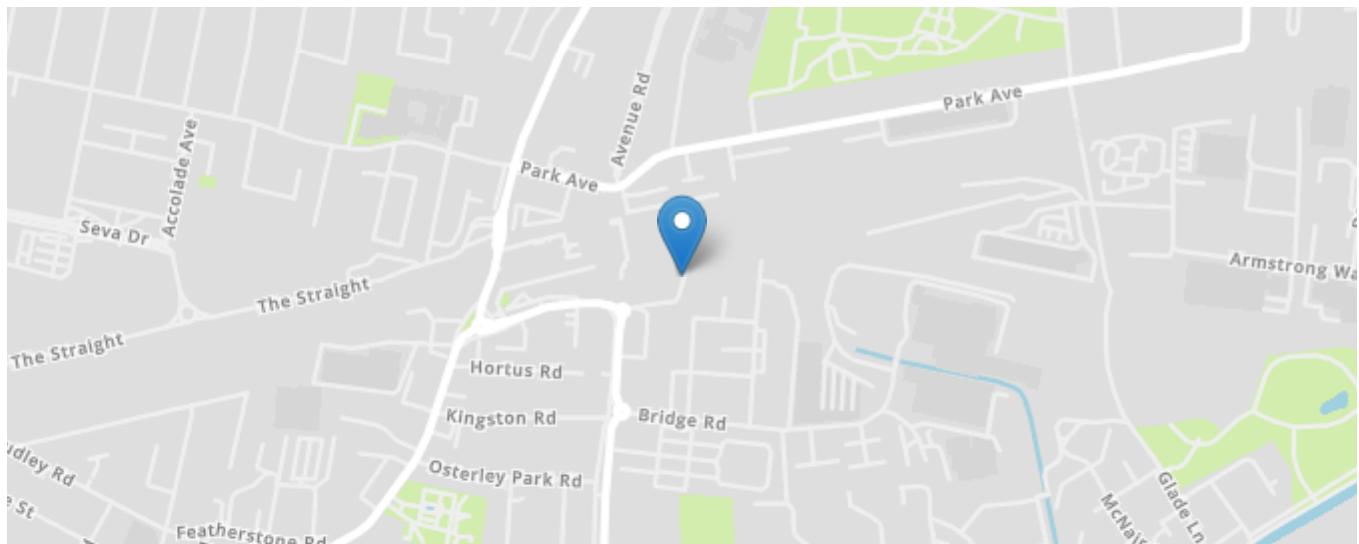
Bedroom

13' 6" x 10' 9" (4.11m x 3.28m)

Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.