

£400,000 Leasehold

Newell House, 3 Samara Drive, Southall, London UB1 1FL



- Ground Floor with Private Patio Area
- Dual Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Approx. 700 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Extensive, Well Maintained Communal Gardens
- Short Walk from Southall Station

GENERAL DESCRIPTION

This ground-floor apartment is in a modern development and appears to have been very well looked after by the current owners. The property has a dual-aspect reception room with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A glazed door leads out to a private, south-facing patio within the gated part of the well-maintained communal gardens. There is a main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a second, good-sized, double bedroom and a stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hall and the energy-efficiency rating is very good, thanks to well insulated walls and floor, high performance glazing and a communal heating and hot water system. Newell House is part of the Green Quarter which has extensive grounds including attractive water features, areas of lawn and an abundance of trees and plant-life. There is also a café, gastro pub, tree nursery, playground and padel courts to be found on-site, within the development. Southall Station, for Elizabeth Line services, is only a short walk away. The apartment comes with an allocated space in the underground car park plus use of the secure bike store.

Tenure: Leasehold (250 years less 5 days from 01/01/2017).

Service Charge: £297.56 per month (subject to annual review).

Ground Rent: £150.00 for the year.

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).

DIMENSIONS



GROUND FLOOR

Entrance Hall

Kitchen Area

10' 4" x 8' 1" (3.14m x 2.46m)

Living/Dining Area

14' 2" x 8' 2" (4.33m x 2.50m)

Patio

20' 3" x 5' 11" (6.17m x 1.81m)

Bedroom 1

12' 2" to back of wardrobe x 10' 4" max. (3.70m x 3.14m)

En-Suite Shower Room

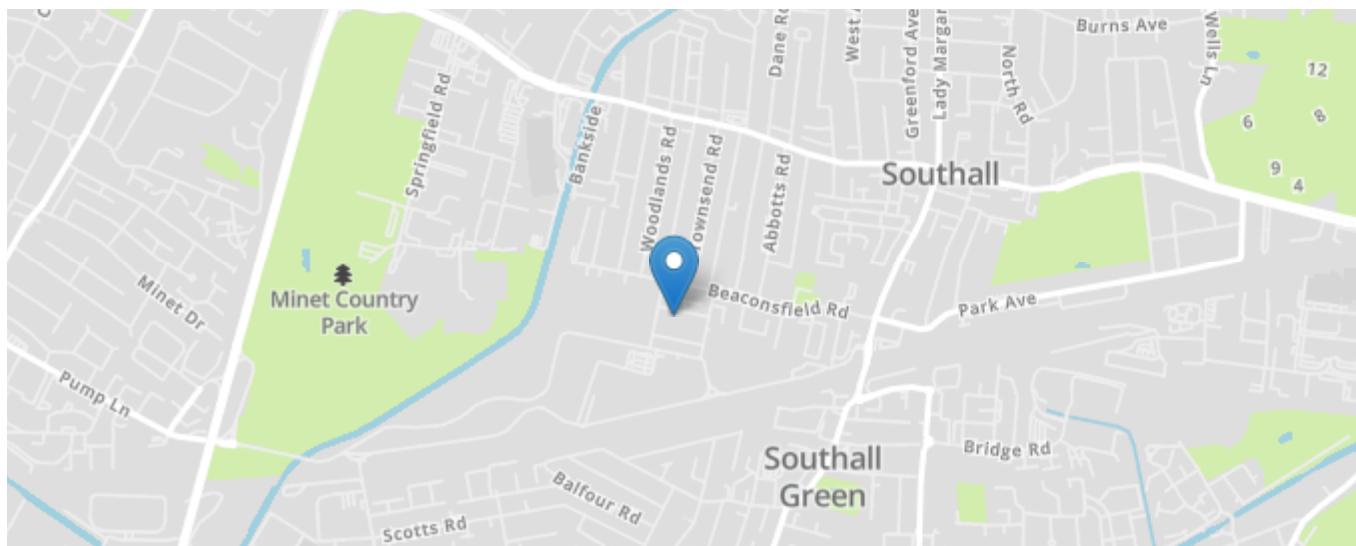
Bedroom 2

10' 6" x 9' 0" (3.21m x 2.75m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	83
(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



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.