

£300,000 Leasehold

Doniford House, Healum Avenue, Southall, London UB2 4WQ



- Fourteenth Floor
- Open Plan Kitchen/Reception Room
- Fitted Wardrobe in Bedroom
- Communal Terrace and Cycle Store
- Approx. 562 Sqft Gross Internal Area
- Balcony
- Very Good Energy Efficiency Rating
- Close to Southall Station (Elizabeth Line)

GENERAL DESCRIPTION

A well-presented apartment on the fourteenth floor of this recently-constructed development. The property has a spacious reception room with attractive flooring and open-plan kitchen featuring integrated appliances. A glazed door leads from the living area out to a west-facing balcony. There is a stylish, fully-tiled bathroom and a twenty-one-foot bedroom with fitted, mirror-fronted wardrobe. A storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Residents of Doniford House 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: £112.00 per month (subject review).

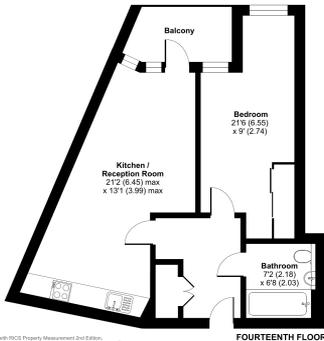
Council Tax: Band B, London Borough of Ealing.

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.

Healum Avenue, Southall, UB2

Approximate Area = 562 sq ft / 52.2 sq m
for identification only - Not to scale



FOURTEENTH FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Professional Residential Property Measurement Standards (PRS2 Residential). © Urbanmoves 2022. Produced by Urban Moves. REF: 1218302

DIMENSIONS

FOURTEENTH FLOOR

Entrance Hall

Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

Bedroom 1

21' 6" max. x 9' 0" max. (6.55m x 2.74m)

Reception

21' 2" max. x 13' 1" max. (6.45m x 3.99m)

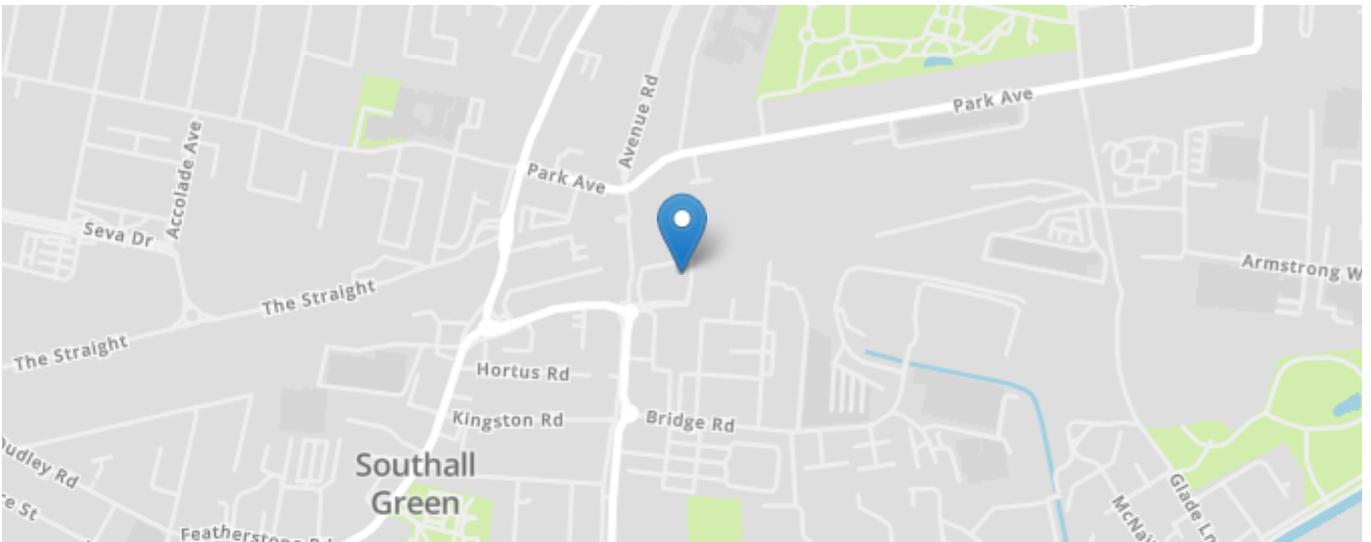
Kitchen

included in reception measurement

Balcony

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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.