

99Home Ltd.

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2 Bed Semi-Detached In Westbury Avenue, Southall, UB1 2UZ

£212,500





SHORT DESCRIPTION

Property Ref: 15583 Staircase up to 100% We are pleased to present an exceptional Semi-detached located at Westbury, Southall, UB1. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Rear Garden and Driveway parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Close proximity to several local schools in Southall and Greenford. Easy access to Southall station (Elizabeth Line) and Greenford and Northolt (both Central line) Property Type: Semi-detached Full selling price: £425000 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £215000.00 Monthly rent based on 50% share: £787.08 Remaining lease (In Years): 80 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £435.24 Council tax band: C EPC rating: C Measurement: 697 sq.ft. Possession of the property: Occupied....

2

Bed Room(s)

1

Bath Room(s)

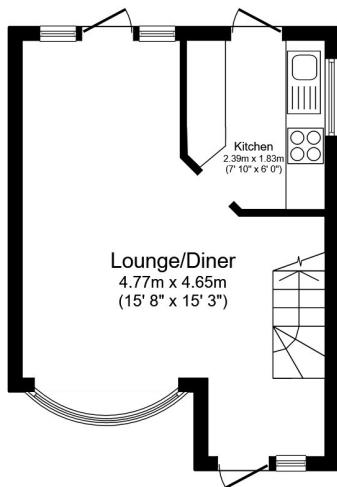
1

Living Room(s)

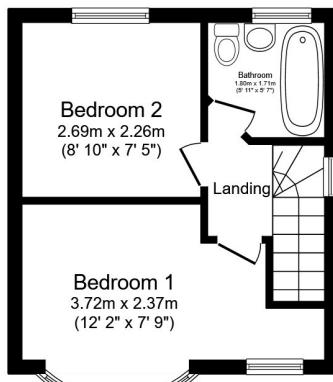
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

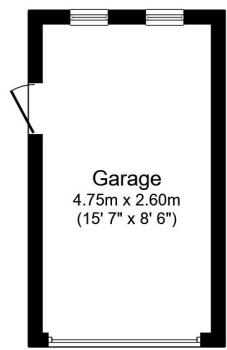
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor



Garage

Total floor area 64.7 sq.m. (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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