



**£400,000**

## **Pemberton House, Denman Avenue, Southall, UB2**



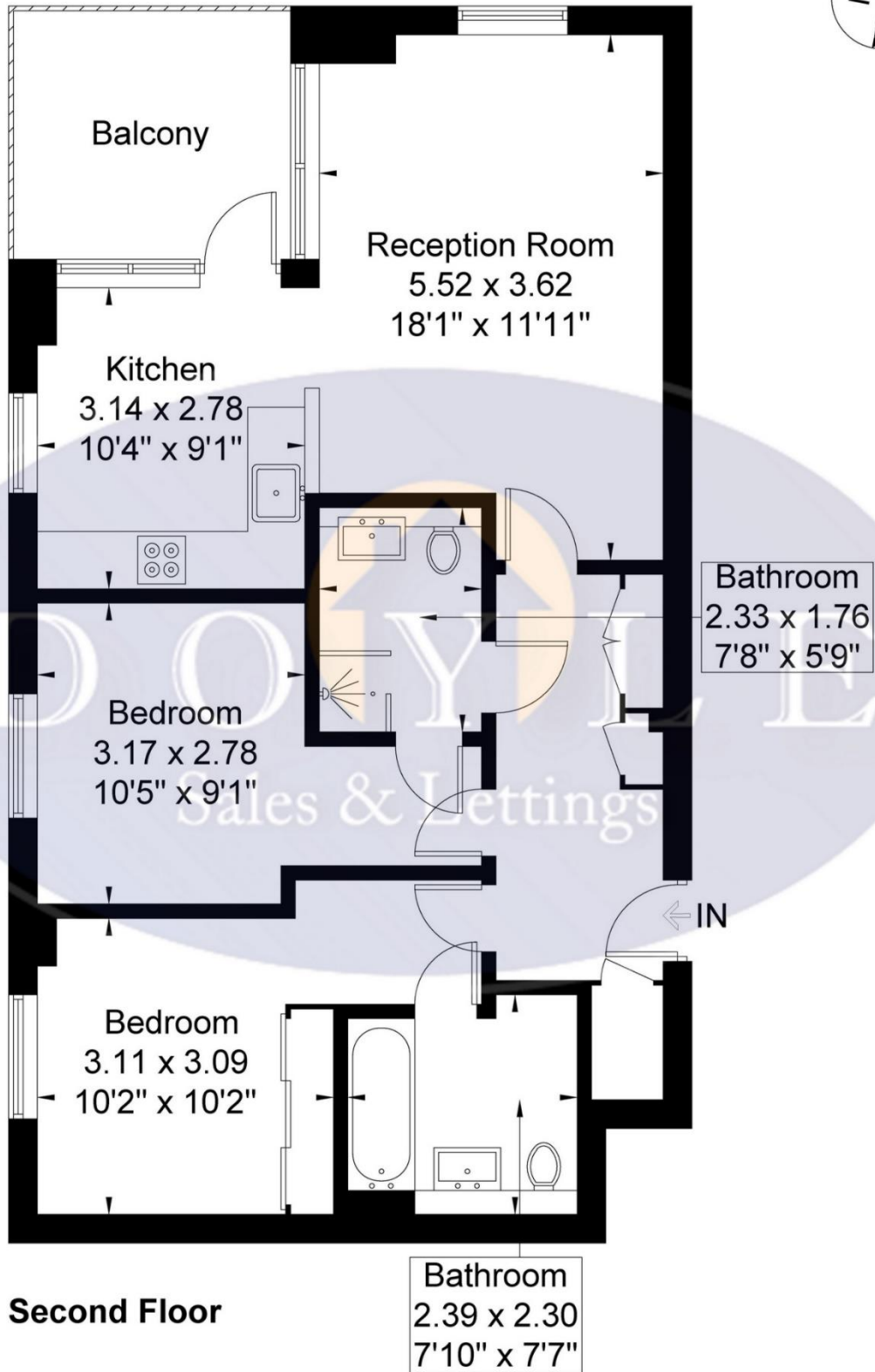
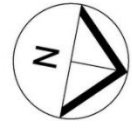
- 2 Double Bedrooms
- Both Bedrooms En Suite
- Over 900 Year Lease
- Lift & Entry Phone System
- Parking Available To Purchase
- Close To Elizabeth Line

A stunning, luxury, 2 bedroom, 2 bathroom, apartment with over 900 year lease in St Bernards Gate close to Elizabeth line. Offering a high specification of fittings and an abundance of natural light throughout, the accommodation comprises wide entrance hallway with ample storage, spacious open plan kitchen/lounge, master bedroom with en suite and built in wardrobe and second double bedroom offering a Jack and Jill bathroom. Added benefits include balcony, underground parking, secure entry phone system, lift, storage, bicycle lockers, 3 years remain on the building warranty and landscaped communal areas. Pemberton House is a short stroll to Hanwell station (Elizabeth line) and convenient for bus routes, road networks, shops and parks.



# Pemberton House, UB2

Approximate Gross Internal Area = 72 sq m / 775 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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## Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating B

