



£475,000 Offers In Excess Of Clerkenwell House, Hilda Road, Southall, UB2



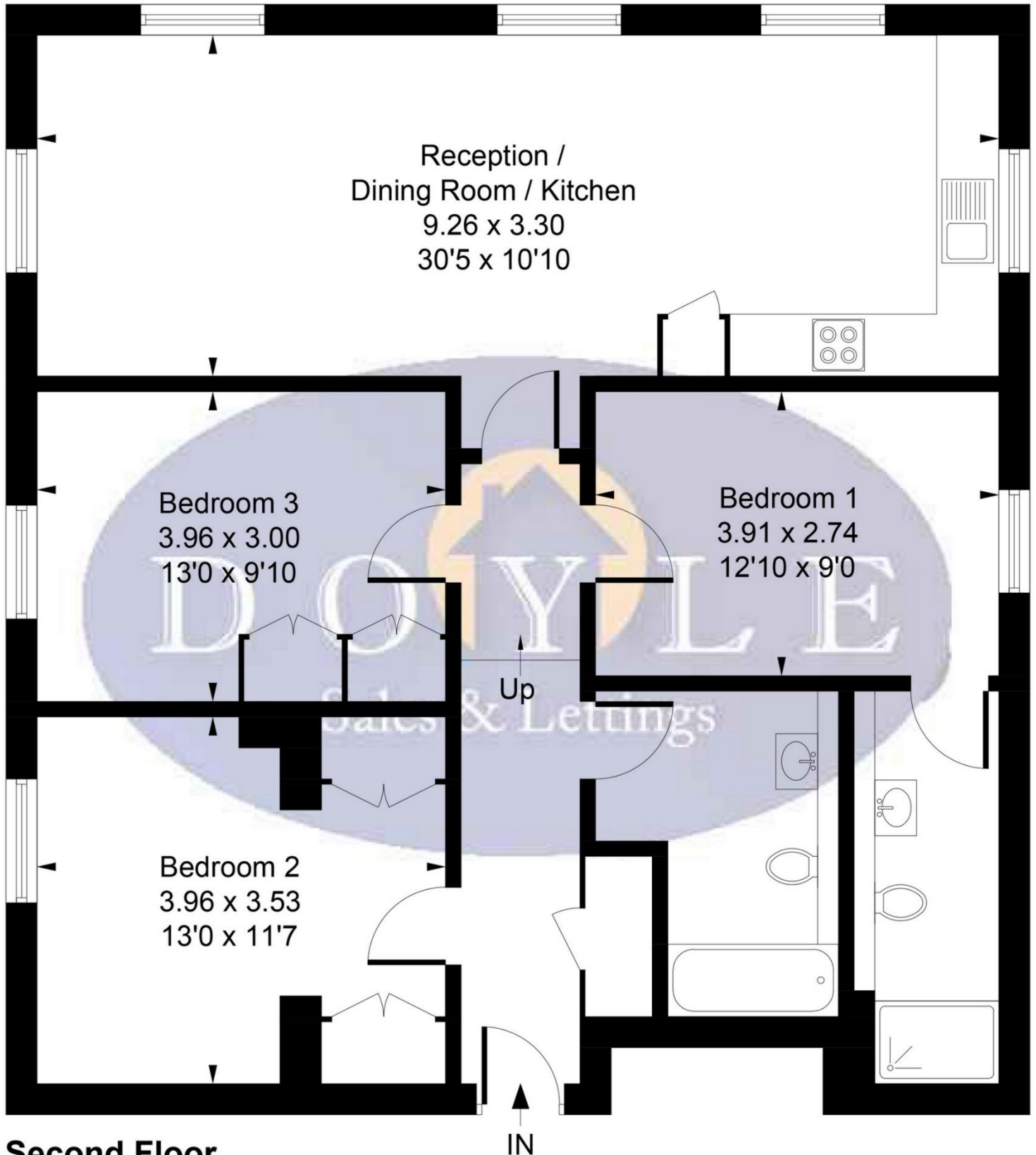
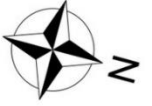
- 3 Double Bedrooms
- En Suite Bedroom
- Gated Development
- Allocated Parking
- Communal Gardens
- Close To Elizabeth Line

Boasting many original Victorian features such as high ceilings and large windows to allow an abundance of natural light throughout, with almost 1,000 sq ft of accommodation and off street parking. The property comprises entrance hallway through to spacious triple aspect, open plan living room and modern kitchen, substantial family bathroom, 3 double bedrooms with the principal having the advantage of an en-suite bathroom. Set within a gated development of St Bernard's on the second floor, the apartment benefits from a lift, allocated parking space, communal gardens and 15-minute walking distance to Hanwell Station (Elizabeth line) that grants comfortable commute into central London, Heathrow Airport and beyond. Hilda Road is perfect for excellent schools and nurseries including Three Bridges and St Marks Primary school, various bus routes and road networks, parks, canal and shops.



Clerkenwell House, Hilda Road, UB2 4FP

Approximate Gross Internal Area
92.71 sq m / 998 sq ft



Second Floor
92.71 sq m / 998 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

EPC Rating C - Lease 117 years - Service charge £2,380.94 pa. - Ground rent £420 pa.

