



# Tentelow Lane, Southall, UB2

Offers Over: £400,000



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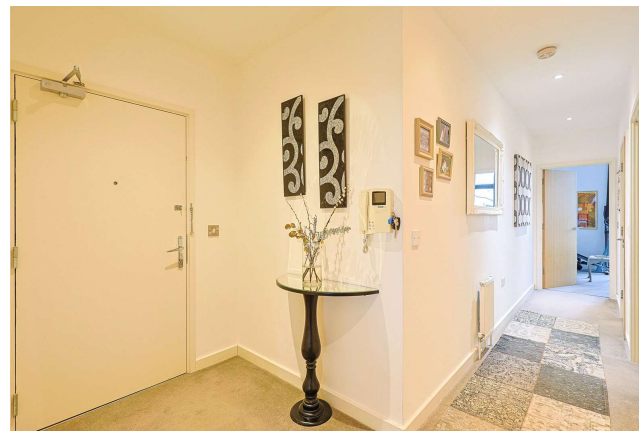
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF:# BEA240293

A larger than average (Circa. 826 sqft) two double bedroom, two bathroom apartment which is situated within a modern private development with fantastic water side views. The property is presented in excellent condition throughout, with a large family bathroom, fully fitted kitchen open plan to the reception, complemented with a balcony overlooking the canal. The property benefits further from lift access and a allocated private parking in a gated car park

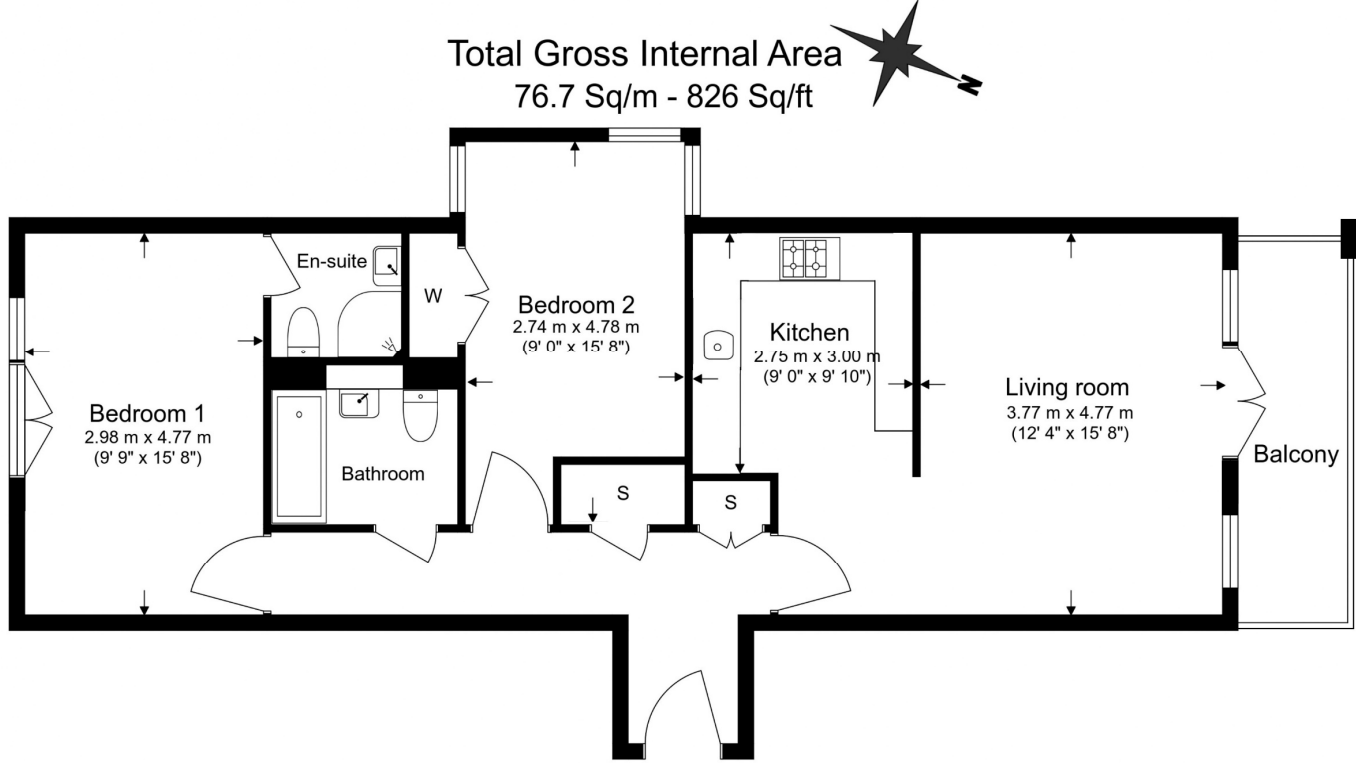
The property is located just off Tentelow Lane, nearby the Osterley Sports Club, south of the Grand Union canal and only a few minutes away from Norwood Green. For those commuting to The City, Hanwell Station can be found within 0.9 miles offering a fast connection via The Elizabeth Line. The nearby Uxbridge Road has a number of bus routes that are a short walk away. as well as easy links to The Great West Road (A4), the A40, and the A406. There is ready access to golf courses, a tennis club, pubs, restaurants and local parks. Reputable schools are also within walking distance to the property including; Wolf Fields Primary School (Good), Norwood Green Junior School (Outstanding), Havelock Primary School and Nursery (Outstanding), The Rosary Catholic Primary School (Good), Featherstone High School (Outstanding), Dormers Wells, Cardinal Wiseman (Outstanding) and Villiers High School (Good).





## Property Features:

- Allocated Parking Space
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- Circa. 826 Square Feet
- Private Balcony Overlooking Grand Union Canal
- Hanwell Station (Elizabeth Line)
- Schools, Shopping & Leisure Facilities Nearby



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£400,000
Tenure:	Leasehold Expires 31/08/2112 Approximately 87 Years Remaining
Ground Rent:	£249.96 (per annum) For the year of 2024
Service Charge:	£2,305.56 (per annum) For the year of 2024

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240293

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