



Healum Avenue, Southall, UB2

Asking Price: £299,000

 Benham
& Reeves

Healum Avenue, Southall, UB2

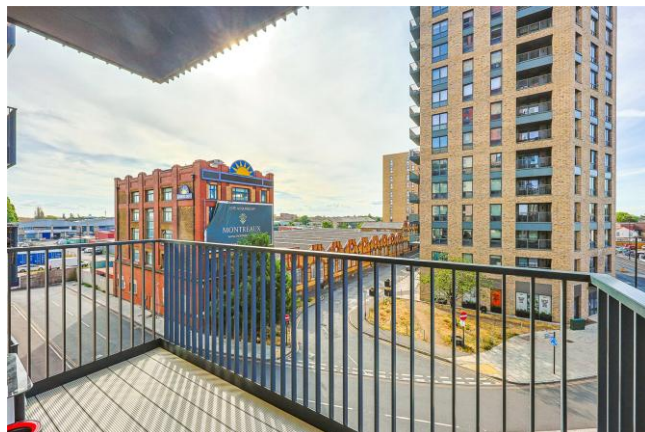
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautifully maintained 524 square foot (approx.) one bedroom apartment located on the second floor of Butleigh House, UB2. Designed for comfort and modern living, the property offers a bright and spacious open-plan reception with a fitted kitchen, a well-proportioned double bedroom, and a contemporary bathroom. The apartment also benefits from a private balcony, perfect for relaxing or enjoying fresh air with an elevated view.

This leasehold property comes with 900+ years remaining, making it an ideal long-term home or investment. The building further features lift access, communal gardens, and a well-kept residential environment.

The location offers superb convenience, being close to Southall Station (Elizabeth Line), providing fast links into Central London and Heathrow. Local amenities include vibrant Southall Broadway, supermarkets, restaurants, parks, schools, and everyday essentials, all within easy reach. This property is perfect for first-time buyers, investors, or anyone seeking a modern home in a well-connected and thriving part of Greater London.

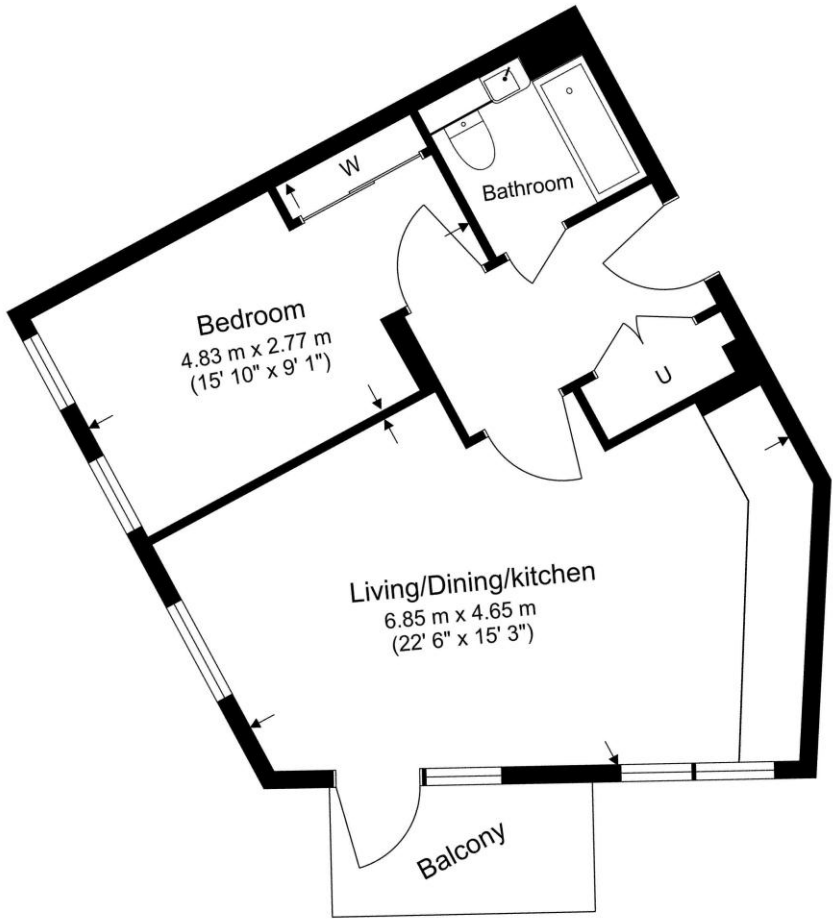




Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- Second Floor
- 524 Square Feet (Approx.)
- Private Balcony
- South & West Aspect
- Southall Train Station (Elizabeth Line)
- 900+ Year Lease

2nd Floor
Total Gross Internal Area
48.6 Sq/ m - 524 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£299,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£250.00 (per annum) Review Period: 15 years Next Review: 01/01/2034 Increase: By RPI for the relevant year
Service Charge:	£2,389.00 (per annum) For the year of 2026

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260251

T: 020 8280 0140
E: ealing@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

