



### FEATURES

- For sale by private treaty
- Sold on behalf of Joint Receivers
- Modern ground floor studio flat
- No chain
- Long leasehold - approx. 995 years
- Asking price £270,000
- Good natural light
- Good facilities and amenities nearby
- EPC band B
- Sold with vacant possession

Asking Price: £270,000

### Ground floor studio flat

Flat 4, Edwin House  
2 Accolade Avenue  
Southall, UB1 1FS

### OVERVIEW

For sale by private treaty, a ground floor modern studio apartment which is sold with vacant possession.

The accommodation is well presented and neutrally decorated throughout. Floor to ceiling double glazed windows provide good natural light to the main living space.

The property is suitable for owner occupiers or investors and is sold with no chain.

Southall is situated in the West of London and the property can be located off the west of Accolade Avenue.

Southall station (Elizabeth Line) is approximately 0.5 miles to the east and a 10 minute walk from the property, providing easy access into central London.

## For Sale by Private Treaty

### Floor Area

Total floor area: 35 m2 / 379 ft2  
(taken from floor plan)

### Council Tax

The property is rated within council tax band B.

### EPC

The property is rated within band B and expires on the 13th of December 2030 <https://find-energy-certificate.service.gov.uk/energy-certificates/9546-3900-4302-6350-9200>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Long leasehold for a term of 999 years less 3 days from 1 July 2015.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

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