

FOR SALE · SECOND FLOOR APARTMENT

12 Gardner House

The Broadway, Southall · UB1 1PJ

OFFERS IN REGION OF

£345,000

HILTONS

ESTATES

3	1	732	Apartment
BEDROOMS	BATHROOM	SQ FT	PROPERTY TYPE

The Property

GARDNER HOUSE, THE BROADWAY, SOUTHALL

Beautifully presented and fully modernised throughout, this spacious second-floor three-bedroom apartment at Gardner House, UB1 1PJ, offers stylish contemporary living with excellent investment potential. The property features a generous reception room, modern fitted kitchen, three double bedrooms and a contemporary bathroom, together with a private balcony.

The apartment also benefits from loft access providing valuable additional storage, while a separate outbuilding/storage area offers further useful space. Further benefits include gas central heating, a gated residence, permit parking, communal outdoor space and a long 175-year lease — a superb opportunity for owner-occupiers and investors alike.

KEY FEATURES

- Three Double Bedrooms
- Modern Fitted Kitchen
- Private Balcony
- Loft Access & Outbuilding Storage
- Gated Residence & Permit Parking
- Long 175-Year Lease



RECEPTION ROOM



KITCHEN



ENTRANCE HALL

Bedrooms & Bathroom

GARDNER HOUSE, THE BROADWAY, SOUTHALL



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM

Building & Grounds

GARDNER HOUSE, THE BROADWAY, SOUTHALL



GARDNER HOUSE



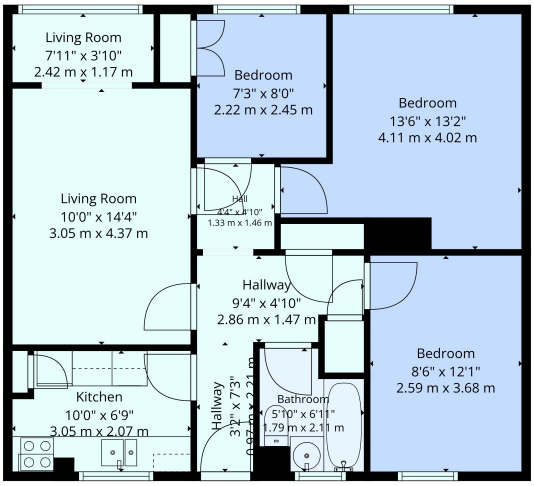
COMMUNAL BALCONY & ACCESS



OUTBUILDING & STORAGE

Floor Plan & Information

GARDNER HOUSE, THE BROADWAY, SOUTHALL · APPROX. 732 SQ FT



Total: 732 sq. Ft, 68 m2
1st Floor: 732 sq. Ft, 68 m2
Excluded Areas: Walls: 55 sq. Ft, 5 m2

HILTONS ESTATES

* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessm

SECOND FLOOR · 732 SQ FT / 68 M²

KEY INFORMATION

Accommodation Three double bedrooms · Reception room · Fitted kitchen · Bathroom

Floor Area Approx. 732 sq ft / 68 m²

Type Second Floor Apartment · **Lease** 175 years remaining

Outside Private balcony, communal grounds, permit parking and additional outbuilding storage

Investment Estimated rental income £2,200 PCM, representing approximately 7.65% gross yield

Arrange a Viewing

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AGENTS NOTE

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