



Flat 62 Pemberton House, Hanwell Borders, Southall.  
 UB2 4FX. £399,000

Stunning luxury apartment in the newly built sought after development of St Bernard's Gate. The property is tucked away off the Uxbridge Road with its multiple bus routes in to Ealing Broadway and Hanwell Elizabeth Line Station is the closest station to the development where trains into London Paddington take just 14 minutes and onwards into the City and beyond. The apartment offers a wealth of benefits including a high specification of fittings and an abundance of natural light throughout, with also easy access to the South facing balcony. The accommodation also comprises wide entrance hallway with ample storage just off it, a spacious open plan kitchen / lounge with Bosch integrated appliances. The double bedrooms both have direct access to the luxury bathrooms with the main having fitted wardrobes and a specific en-suite.

Hugely sought after in the area the accommodation also comes with a valuable specific parking space. Other benefits include secure entry phone system, lift, cycle lockers, landscaped communal areas with seating and offered with no onward chain. The property was also purchased with a 999 year lease and a 10 year building warranty.

#### Bedroom 1

15' 6" x 10' 10" (4.72m x 3.30m) Rear aspect double glazed windows, fitted wardrobe, radiator

#### En Suite

Shower cubicle, spot lights, vanity wash hand basin, low level WC

#### Bedroom 2

Rear aspect double glazed windows, radiator

#### Bathroom

Panel enclosed bath with shower, tiled walls and floor, spot lights, vanity wash hand, low level WC

#### Reception

21' 3" x 14' 7" (6.48m x 4.45m) Double glazed window and door to balcony, radiator, open plan with kitchen

#### Kitchen

Wide range of eye and base level modern units, single drainer one and half bowl sink, plumbing and space for dishwasher and washing machine, hob with oven and extractor hood over

