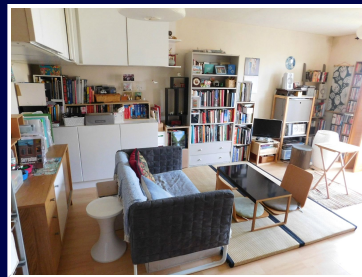




# castle

**157 Burket Close  
Norwood Green, Southall, UB2 5NU  
£157,500**



A modern and spacious third floor studio flat offering numerous benefits including beautiful rear views of communal garden, the Grand Union Canal and beyond over West London. Located in a private development moments way from Southall Train Station (direct link Paddington) and within easy reach to local bus links, providing good access to Heathrow Airport Terminals. The property is presented to the market with no onward chain and comprises of large studio and separate fitted kitchen and bathroom. Further benefits include private bay parking & security entry phone system. Altogether a fantastic first time buy or investment. The property currently has a lease of approx. 74 years.

**Studio**

16' 11" x 16' 8" (5.16m x 5.08m) Rear aspect window and door to 'Juliet Balcony', storage heater, laminate floor

**Kitchen**

8' 5" x 8' (2.57m x 2.44m) Rear aspect window, range of eye and base level units with integrated electric hob with oven under and extractor hood over, stainless steel sink, fridge freezer, tiled walls

**Bathroom**

Panel enclosed bath, low level WC, vanity wash hand basin, tiled walls and floor, extractor fan

**Third Floor**

Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 30.6 sq. metres (329.3 sq. feet)