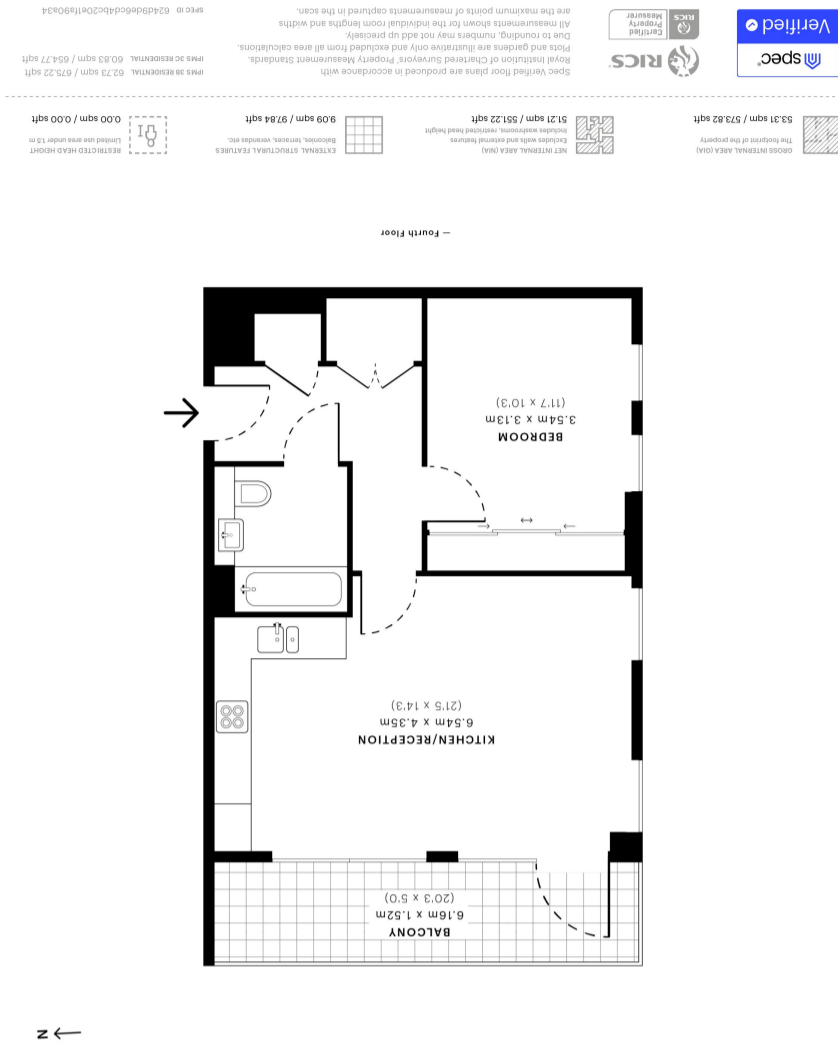


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	
82	82
Current	Potential
Energy Efficiency Rating	



Haygarth House, UB2  
 CAPTURE DATE: 07/04/2022  
 LASER SCAN POINTS: 15,660,481  
 GROSS INTERNAL AREA: 53.31 sqm / 573.82 sqft



Flat 26 Haygarth House, Holman Drive, Southall,  
 Greater London. UB2 4FY. £325,000

Bright 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 BR is the closest station to the development where trains into London Paddington take just 14 minutes. The station is also to be part of the forthcoming Elizabeth Line / Crossrail. 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 balcony. The accommodation also comprises wide entrance hallway with ample storage just off it, a spacious open plan kitchen / lounge. Double bedroom with large fitted wardrobes. Other benefits include secure entry phone system, lift, cycle lockers, landscaped communal garden areas with seating. The property was also purchased with a long lease and a 10 year building warranty.

### Bedroom

11' 7" x 10' 3" (3.53m x 3.12m) Two front aspect double glazed windows, radiator, fitted wardrobe

### Open Plan Reception / Kitchen

21' 5" x 14' 3" (6.53m x 4.34m) Dual aspect double glazed windows and door onto balcony with wide views across the area and beyond, wood floor, radiator

### Kitchen

Range of eye and base level modern units with integrated electric hob with oven under and extractor hood over, stainless steel single drainer sink, integrated fridge freezer

### Bathroom

Panel enclosed bath with shower attachment, low level WC, vanity wash hand unit, heated towel rail, tiled walls and floor

