



OSTERLEY GARDENS, SOUTHALL, UB2 4UW

Guide Price: **£450,000**











## About the property

What the owners love:

What first drew us to this flat was the spacious upper floor, two bathrooms, and how low-maintenance everything is. The easy parking and good security were big pluses - and being just a short walk to the Elizabeth Line with direct links to Paddington and Tottenham Court Road makes it an amazing spot.

Why we would buy this property:

In a world obsessed with postcode snobbery, this split-level sanctuary offers something far rarer than your run-of-the-mill flat: narrative. Nestled within the storied bones of a 19th-century hospital - now a beautifully reimagined gated development - it's a place where architecture isn't just functional, but emotionally resonant.

It's not just three bedrooms and two bathrooms (though tick, tick), it's circa 1,200 square feet of uniqueness and comfort: high ceilings, expansive rooms and flowing space.

### Key features

- Fantastic Split-Level Apartment
- Three-Bed Two-Bath
- Stunning Communal Grounds
- Off-Street Parking
- Beautiful Architecture
- Unique Gated Development
- Close to Elizabeth Line
- Circa 1200 Sq Ft
- Lovely Parks Nearby
- Chain-Free

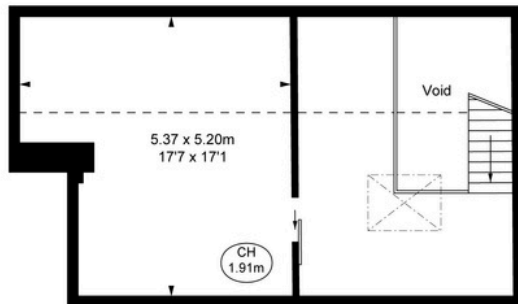
### Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£450,000**
- Lease Start Date - **29/09/1991**
- Lease Duration - **215 years**
- Service Charge - **£1475.88 half yearly**
- Ground Rent - **£100 yearly**



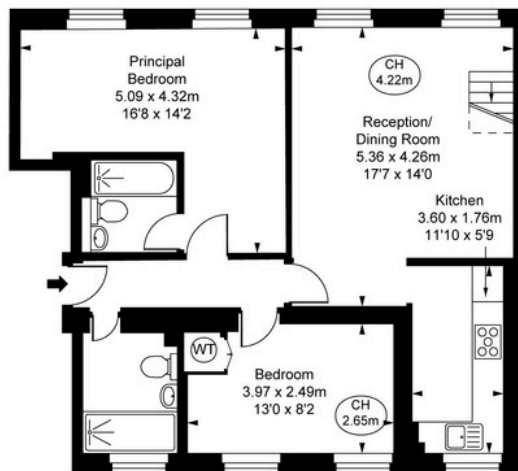


**PAUL LESLIE**  
 Director  
 020 3488 6445  
 07738 401 822  
 paul@leslieandcompanyuk.com



Third Floor  
 Approximate Gross Internal Area  
 39.62 sq m / 426 sq ft

Osterley Gardens, UB2  
 Approximate Gross Internal Area  
 109.61 sq m / 1,180 sq ft  
 ( Excluding Void )  
 ( Including restricted height  
 under 1.5m (-----) )  
 ( CH = Ceiling Heights )



Second Floor  
 Approximate Gross Internal Area  
 69.99 sq m / 753 sq ft

**FULHAM**  
**PERFORMANCE**  
 PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.  
 All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
 © Fulham Performance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		