


**£320,000**

## Butleigh House, Southall, UB2

Galaxy Real Estate presents a modern 1-bed, 1-bath 4th-floor flat in Butleigh House, Healum Avenue, UB2, with an open-plan kitchen/reception, balcony, lift access, and communal garden. Close to Southall Station and local amenities, perfect for first-time buyers or investors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	 85 B	 85 B
69-80	C		
55-68	D		
39-54	E		

## Features :

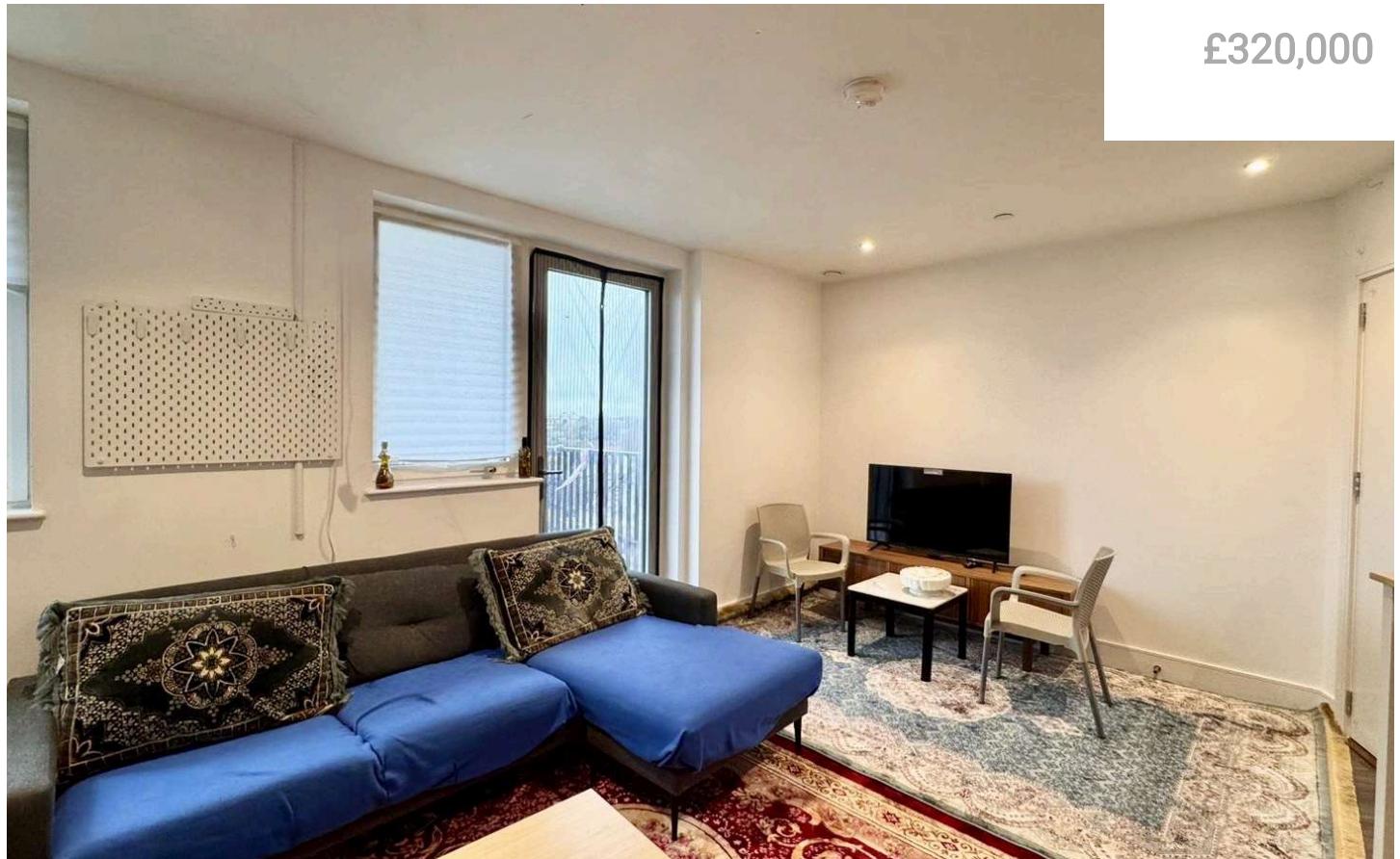
Shops & Amenities Nearby  
 Communal Garden  
 Lift Access  
 Long Leasehold

Private Balcony  
 Open-plan kitchen/living  
 One spacious bedroom

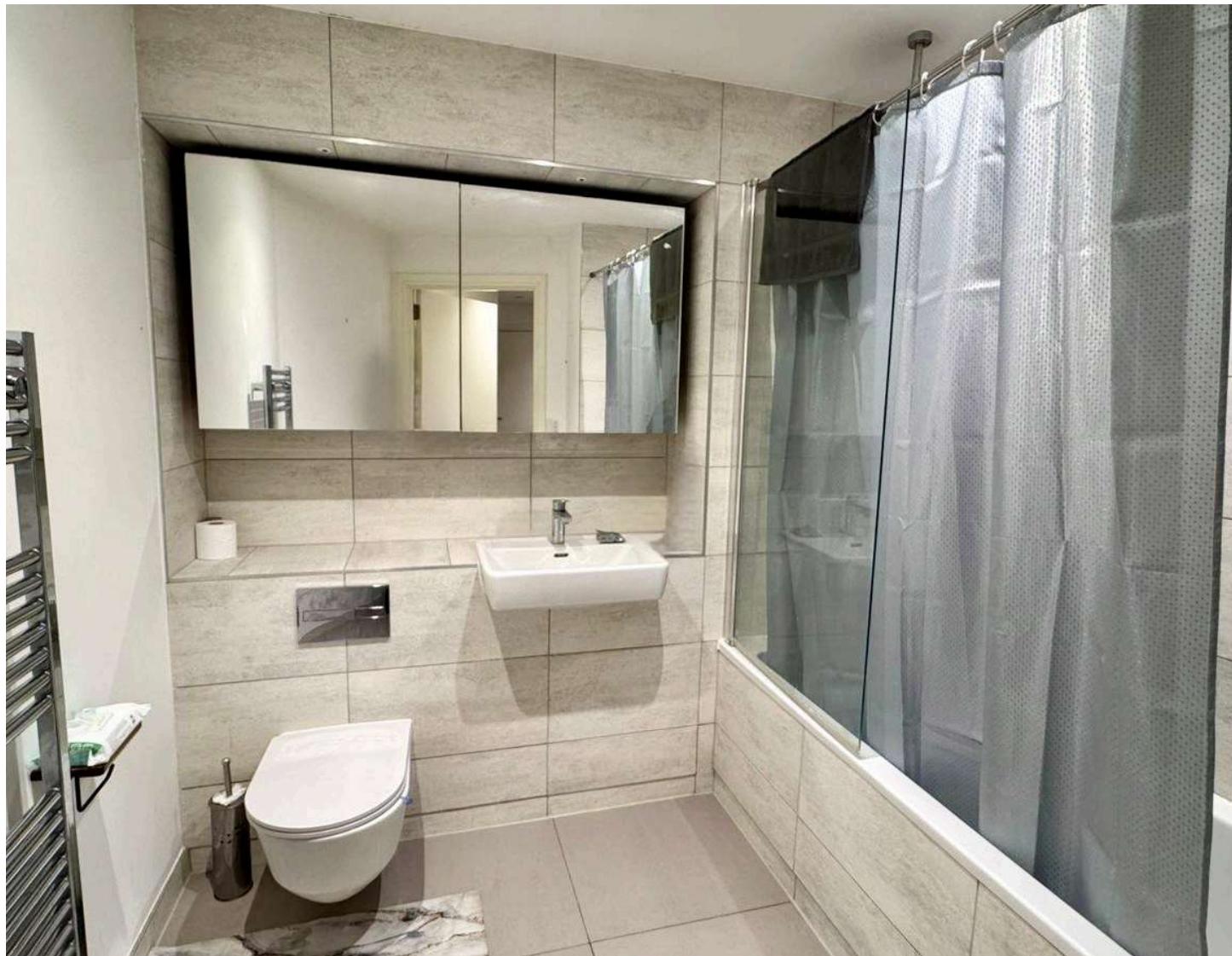
**www.galaxyrealestate.co.uk** **Call:02080041111**

**1-3 Uxbridge road, Hayes, UB4 0JN**

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## GALAXY REAL ESTATE

[info@galaxyrealestate.co.uk](mailto:info@galaxyrealestate.co.uk)

02080041111

1-3 Uxbridge Road Hayes Middlesex  
UB4 0JB

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