



Offers in the Region of £350,000 Leasehold

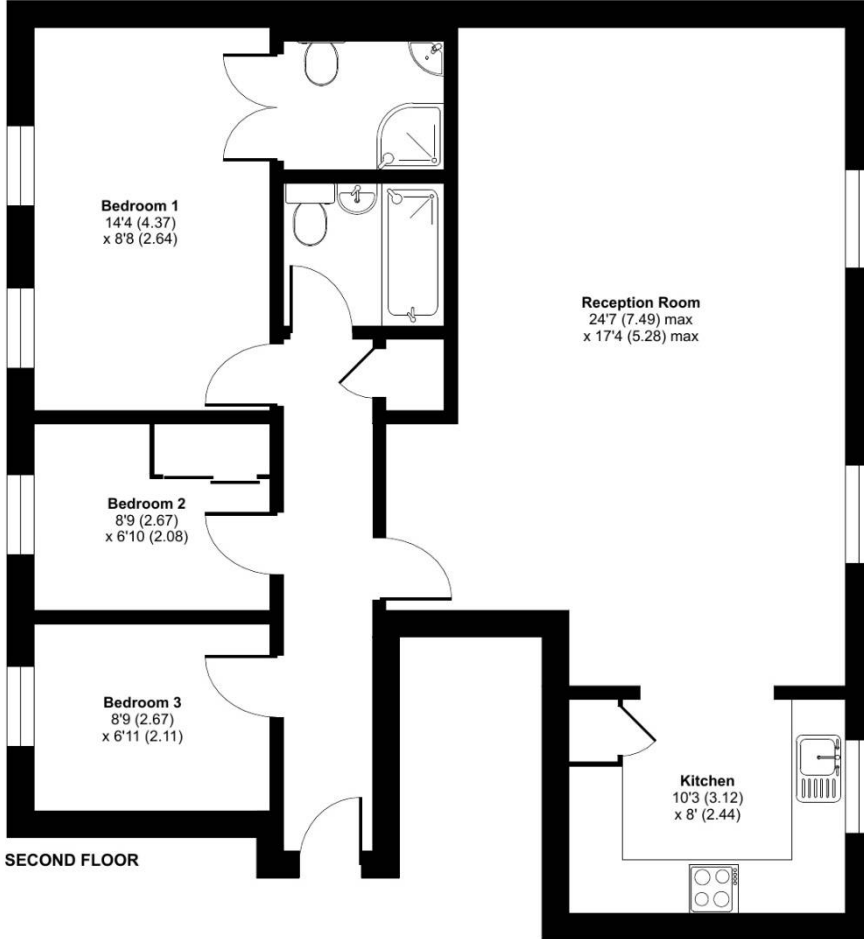
Osterley Gardens, Chevy Road, Southall, UB2

Discover the allure of this residence, featuring three generously sized double bedrooms, with the master bedroom presenting a delightful en-suite bathroom. Additionally, there are two more bedrooms and a spacious living room, offering the flexibility to easily configure a fourth bedroom if desired. Occupying the coveted third floor (top floor) within this development, the property encompasses just under 900 square feet of thoughtfully designed living space.

Osterley Gardens, Chevy Road, Southall, UB2

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Approximate Area = 879 sq ft / 81.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2023. Produced for Simple Estate Agents. REF: 1060450

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

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 sec (262 ft) Take A4020 to Windmill Ave in Southall 17 min (3.5 mi) Continue on Windmill Ave to your destination 2 min (0.3 mi) UB2 4UW Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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