





A Spacious first floor two bedroom apartment located in the popular area of Southall, UB1! The property comprises an open plan living/kitchen/diner, 2 well sized bedrooms and family bathroom. There is allocated parking and communal gardens. Conveniently located within walking distance of Southall Broadway, providing Asian retail Shops, banks, restaurants, places of worship, bus links to Ealing and Heathrow along with good transport links M4, M25, and M40! Southall Rail Station is also nearby (Crossrail 2019). A brilliant Opportunity for families, first-time buyers, commuters and Investors!!!! Viewings Highly Recommended!!

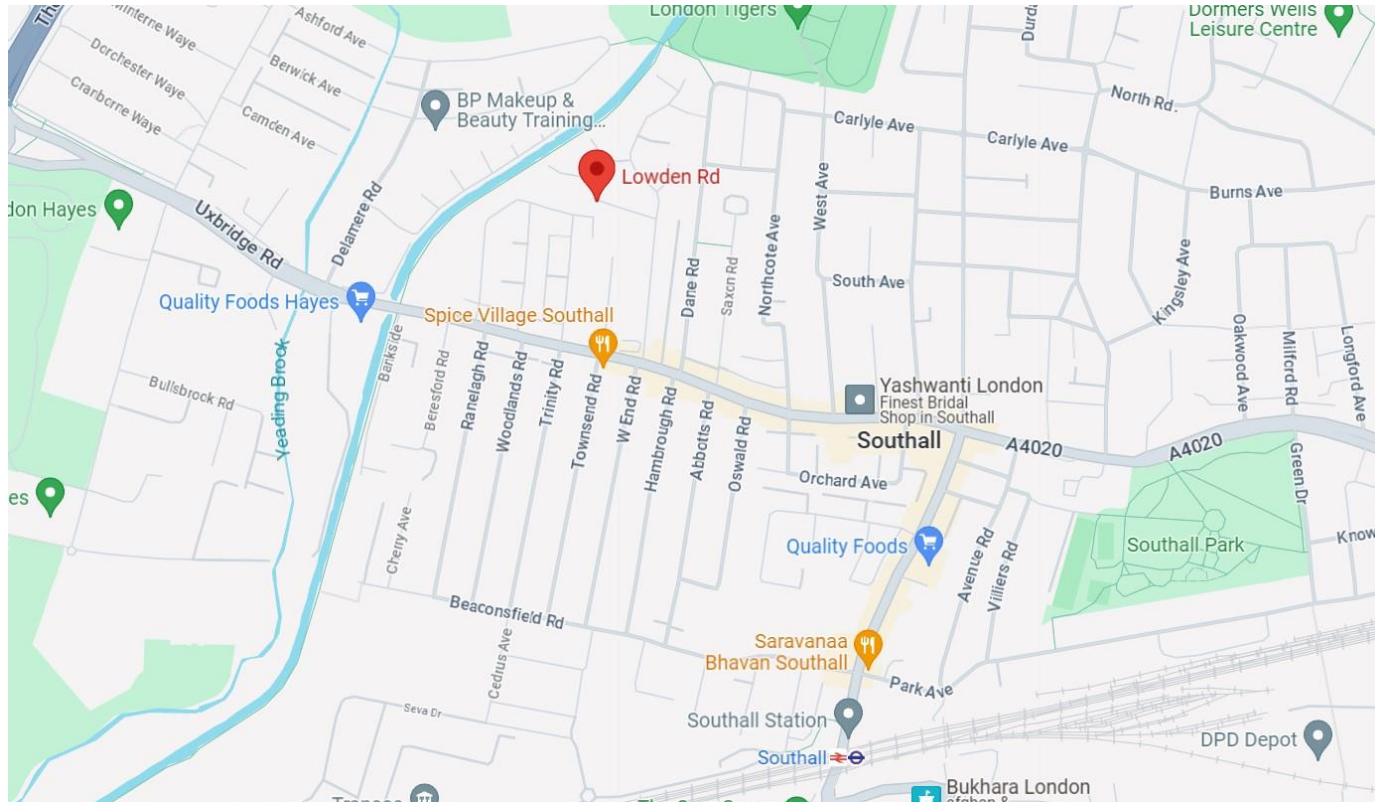
Spacious first floor two bedroom apartment.
Allocated parking space and Communal garden!

Conveniently located within walking distance of Southall High street!!!

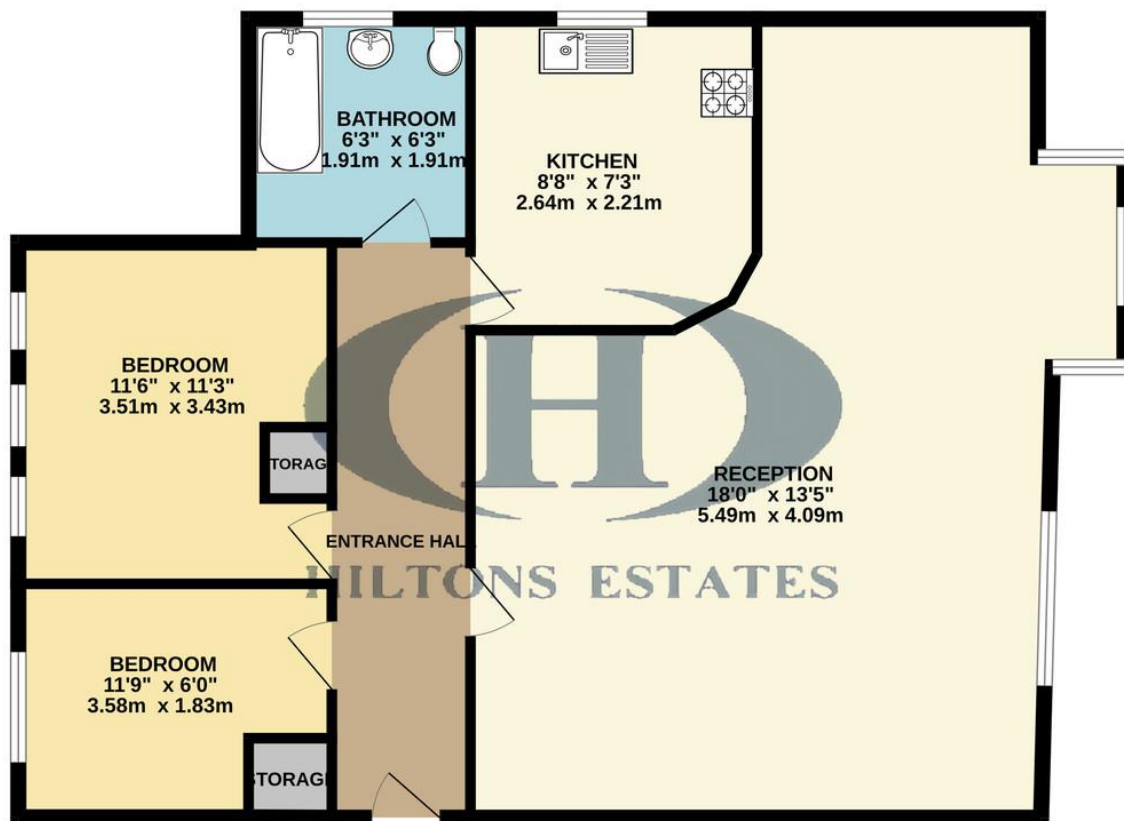
Bus links to Ealing and Heathrow and good transport links M4, M25, and M40! (Crossrail 2019).

Brilliant Opportunity for families, first-time buyers, commuters and Investors!!!!





GROUND FLOOR
1060 sq.ft. (98.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1060 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.