



### Norwood Road | Southall | UB2 4JS

£284,950

Hiltons is proud to present this spacious two-bedroom first-floor apartment, ideally located in the sought-after area of Norwood Green, Southall.

Boasting stunning waterside views of the Grand Union Canal, this property benefits from many excellent features. It comprises of two spacious double bedrooms, a bright and welcoming living room, a separate kitchen and a three piece bathroom.

Additional benefits include an allocated parking space and a visitor bay. Conveniently situated within walking distance of local schools, shops, and amenities, this home also offers excellent transport links, with the upcoming Elizabeth Line (Crossrail) at Southall station just a short walk away.

Whether you're a first-time buyer or an investor, this is a fantastic opportunity not to be missed.



- Two-bedroom first-floor apartment in Norwood Green
- Canal views, bright living room, separate kitchen, and bathroom
  - Includes allocated parking and visitor bay
- Close to schools, shops, and Southall station (Elizabeth Line)
  - Great for first-time buyers or investors

## Contact Details

137 Western Road  
Southall  
Middlesex  
UB2 5HN

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Harvin@hiltons-estates.com](mailto:Harvin@hiltons-estates.com)  
02088679555

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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