



**Canalside Gardens, Southall, UB2 5TJ**  
**Guide Price £269,950**

**DBK**  
ESTATE AGENTS



## Canalside Gardens, Southall, UB2 5TJ

### Guide Price £269,950

SOLD BY DBK!

An impeccable ground floor apartment sited within this modern private gated development offering spacious/ modern living throughout and No Onward Chain.

**\*\*Available to Purchase Via Mortgage\*\***

Accommodation comprises of two double bedrooms, a modern fitted kitchen with integrated appliances open plan with a reception/ dining room, a chic family bathroom suite, a private balcony with scenic views and ample storage. Supplementary to this is a 108 years lease, allocated underground parking and a secure entry system.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

## Key Features

- No Onward Chain
- Modern Gated Development
  - Ground Floor Apartment
    - Two Bedrooms
  - Open Plan Kitchen/ Reception Room
- Modern + Large Family Bathroom Suite
  - Secure Entry System
  - Allocated Parking
- Walking Distance to Southall Station
  - Approx. 108 Years Lease



### Lease

108 years remaining

### Service Charge

£3001.45 per annum (includes hot water & heating)

### Ground Rent

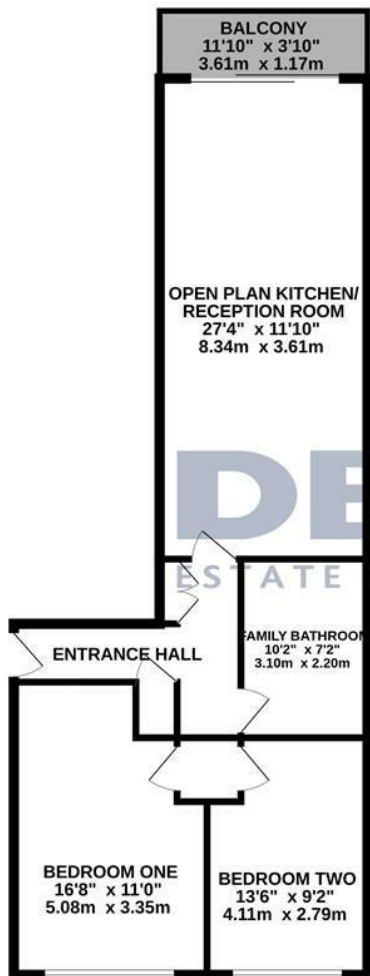
£150.00 per annum

### Parking

One allocated under ground parking space



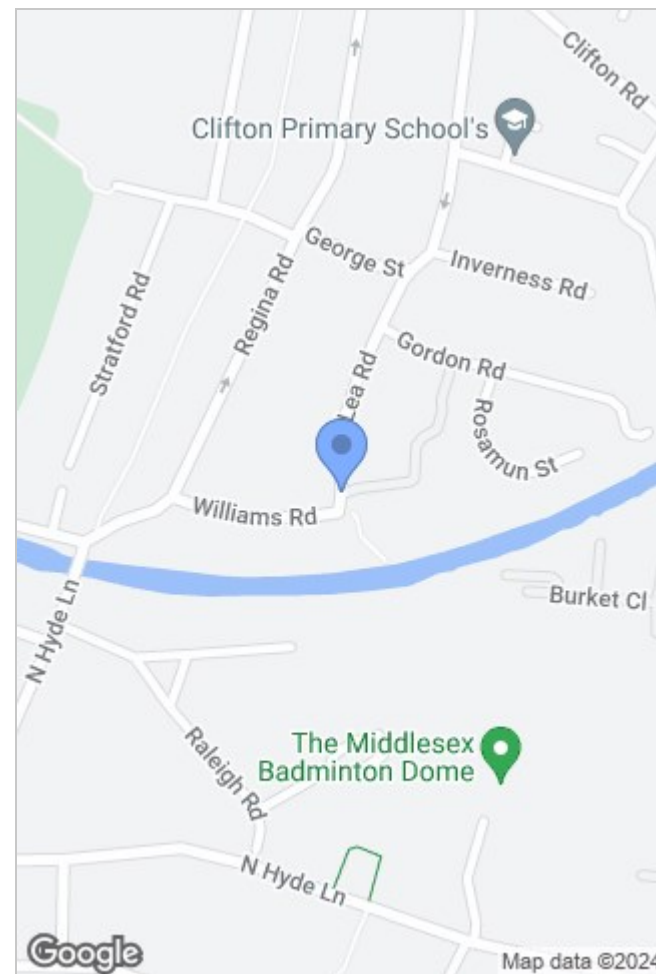
GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



**DBK**  
ESTATE AGENTS

TOTAL FLOOR AREA: 770 sq.ft. (71.5 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.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com