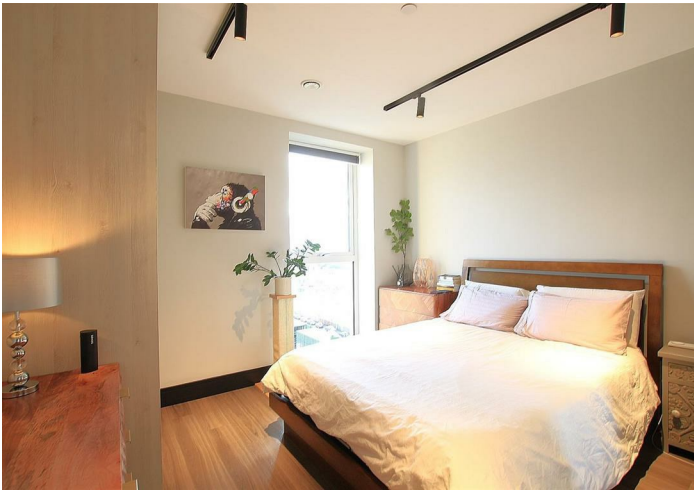




**Samuelson House, Southall, UB2 4WR**  
**Guide Price £299,950**

**DBK**  
ESTATE AGENTS



## Samuelson House, Southall, UB2 4WR Guide Price £299,950

Welcome to a residence that defines contemporary elegance meticulously crafted on the eighth-floor within this modern new development.

As you enter, you're greeted by an open and airy atmosphere accentuated by fashionable design elements throughout.

The apartment features a well-appointed bedroom, complemented by a stylish family bathroom. The heart of the home is the open-plan kitchen/reception room offering not just a space for cooking and dining but a central hub for relaxation and entertainment. For those seeking a breath of fresh air, step out onto your private balcony which is a personal oasis with cityscape views. Storage needs are met with a convenient storage cupboard, ensuring a clutter-free living space.

The communal roof terraces elevate your living experience, providing shared spaces for relaxation and socialising against the backdrop of panoramic views.

With an impressive 994 years lease, this residence offers not just a home but a lasting investment. Convenience is key, with lift access for easy mobility, a secure entry system ensuring your peace of mind as well as Concierge 7 Days a Week and a cycle store room.

Situated within a short walk from local amenities on South Road and King Street as well as a 5 minute walk to Southall Station (Elizabeth Line). Well established restaurants and gyms are also within walking distance. Reputable schools include Three Bridges Primary School and Featherstone High School. For motorists the M4/ A4 and A40 lay close by.

## Key Features

- Modern New Development
  - Eight Floor Apartment
- Communal Roof Terraces + Private Balcony + Storage Cupboard
  - Fashionable Interior
    - One Bedroom
  - Open Plan Kitchen/ Reception Room
    - Family Bathroom
- 7 Days a Week Concierge + Cycle Store Room
  - Valid New Build Warranty
- 994 Years Lease + Lift Access + Secure Entry System



### Lease

999 years from 2018

### Service Charge

Approximately £1,900 per annum (includes buildings insurance)

### Ground Rent

£350.00 per annum





TOTAL FLOOR AREA: 443 sq.ft. (41.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

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