



Canalside Gardens, Southall, UB2 5TJ
Guide Price £225,000

DBK
ESTATE AGENTS



Canalside Gardens, Southall, UB2 5TJ

Guide Price £225,000

A stylish and conveniently located fourth-floor apartment offering a lifestyle of comfort and modernity with the added benefit of No Onward Chain.

Featuring one bedroom, the apartment further boasts a thoughtfully designed open-plan kitchen/reception room creating a seamless flow of space for both daily living and entertaining. The highlight of this property is the large private balcony, providing a tranquil outdoor retreat and stunning views from the fourth floor. The family bathroom/WC complements the living space offering both functionality and style.

With a lift servicing all floors, accessibility is a breeze and ample storage within the apartment ensures a clutter-free living environment. Additionally, the property includes allocated parking providing secure and hassle-free parking for residents. A secure entry system adds an extra layer of safety, contributing to the peace of mind of residents.

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
- Fourth Floor Apartment Circa 519 Sq.Ft
 - One Bedroom
- Open Plan Kitchen/ Reception Room
 - Large Private Balcony
 - Family Bathroom/ WC
- Lift Servicing all Floors
 - Ample Storage
 - Allocated Parking
- Secure Entry System + Allocated Parking



Lease

108 years remaining

Service Charge

£3,691.45 per annum (includes heating & hot water)

Ground Rent

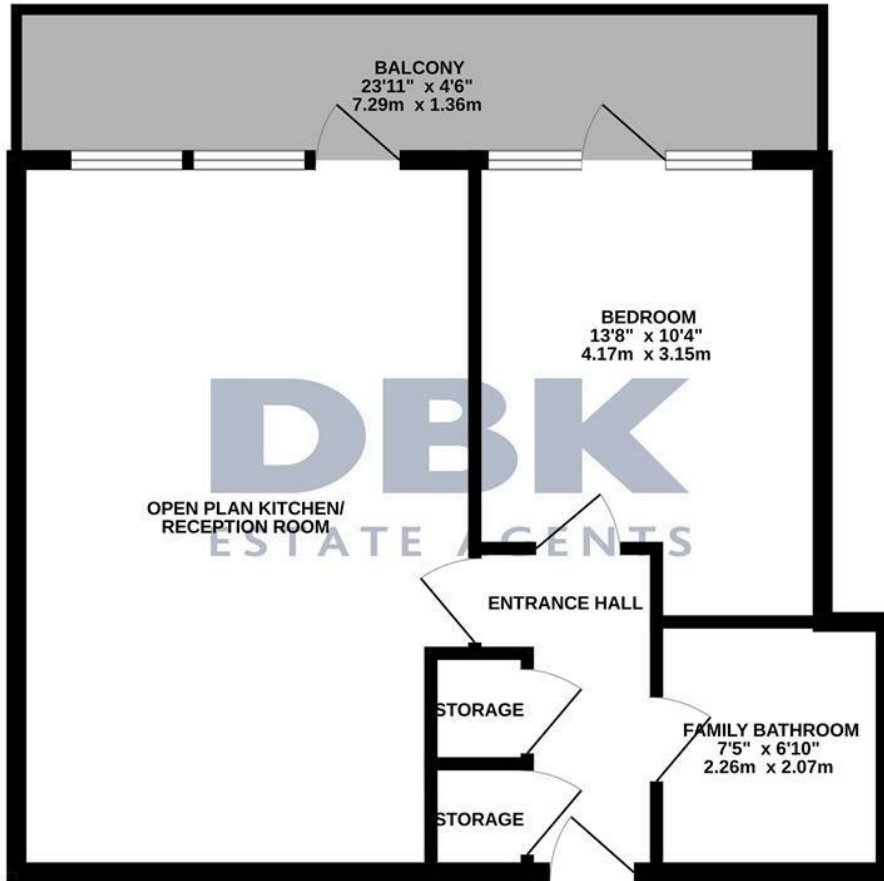
£250.00 per annum

Parking

One allocated parking space

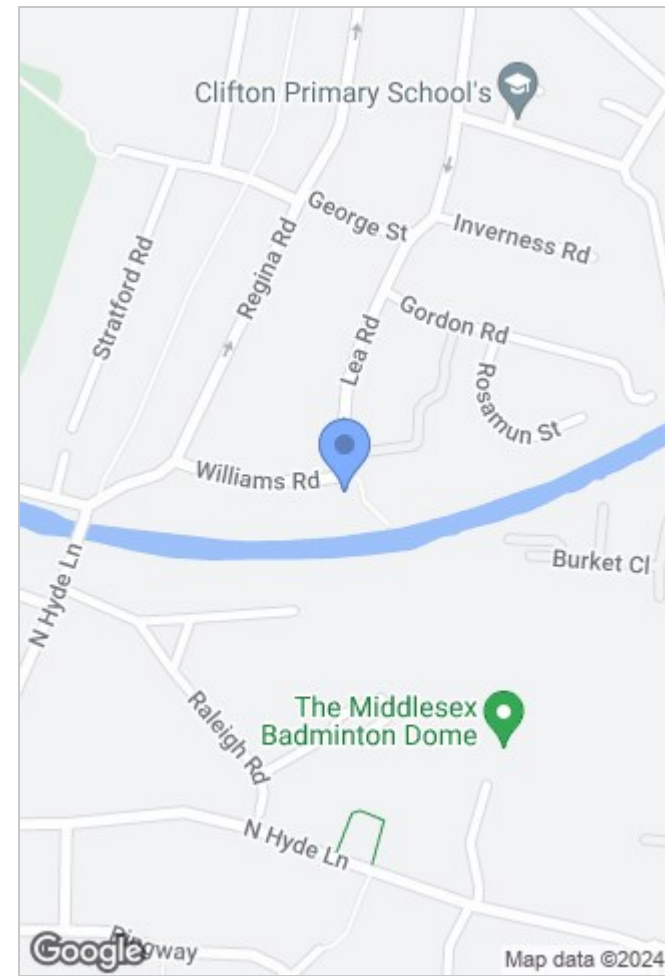


519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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		81	81
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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