



Canalside Gardens, Southall, UB2 5TJ
Guide Price £275,000

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A rare top-floor apartment, offering a premium living experience with the added advantage of No Onward Chain.

Boasting three bedrooms (including a master with ensuite), a kitchen leading to a large reception room and a family bathroom that adds a touch of sophistication. Your private balcony, provides scenic views which create a serene backdrop for relaxation and outdoor moments.

The lift servicing all floors enhances accessibility and residents can enjoy the luxury of allocated parking.

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
- Top Floor Apartment
- Three Bedrooms (master with Ensuite)
 - Modern Kitchen
- Large Reception Room
 - Family Bathroom
- Lift Servicing All Floors
 - Allocated Parking
- Private Balcony with Scenic Views
- Walking Distance to Southall Station



Lease

108 years remaining

Service Charge

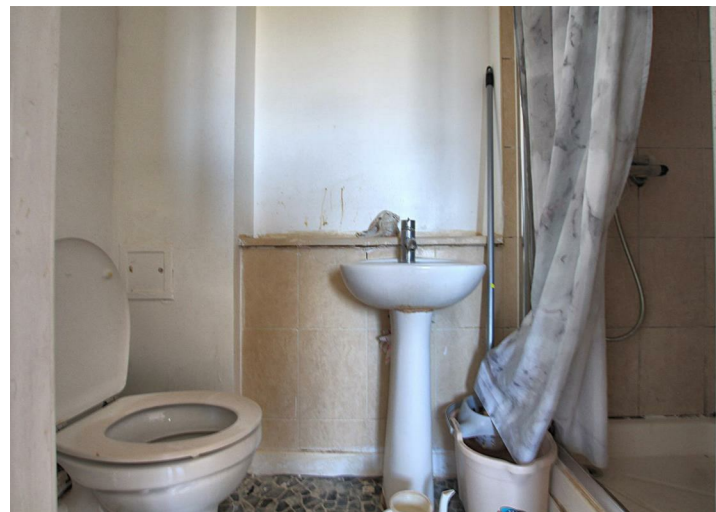
£2,663.96 per annum

Ground Rent

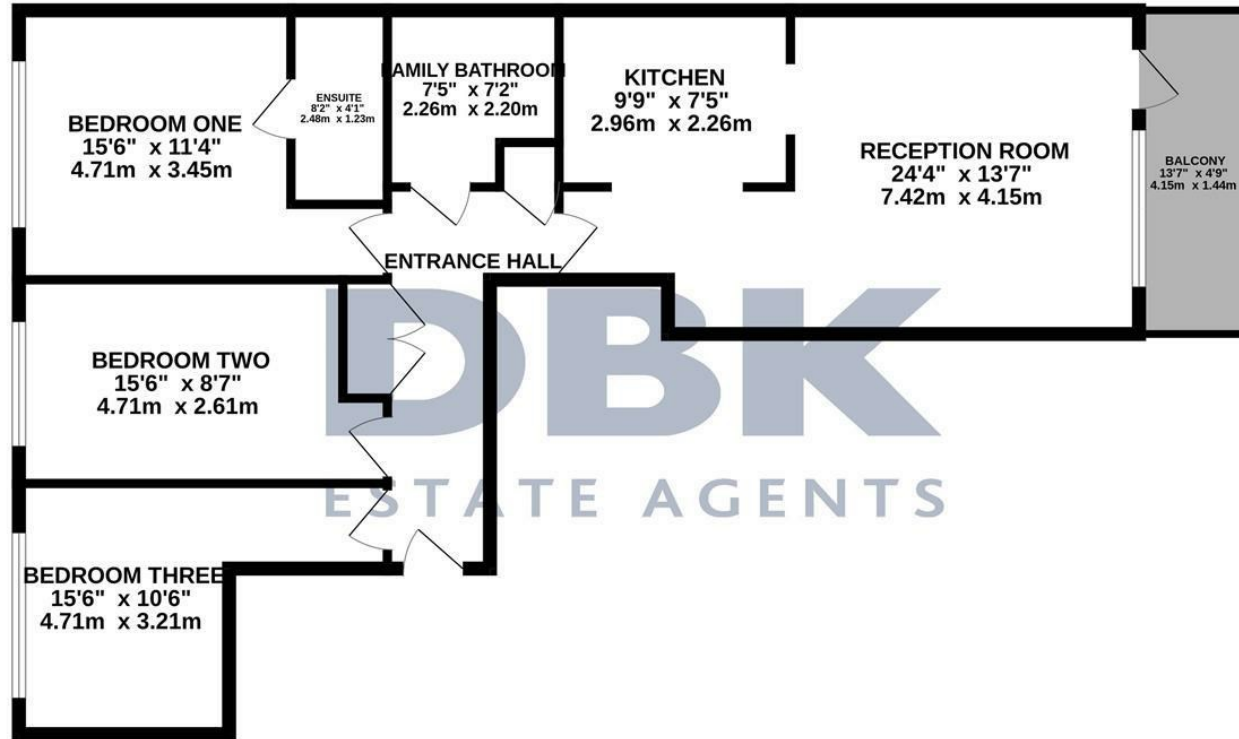
£150.00 per annum

Parking

One allocated parking space



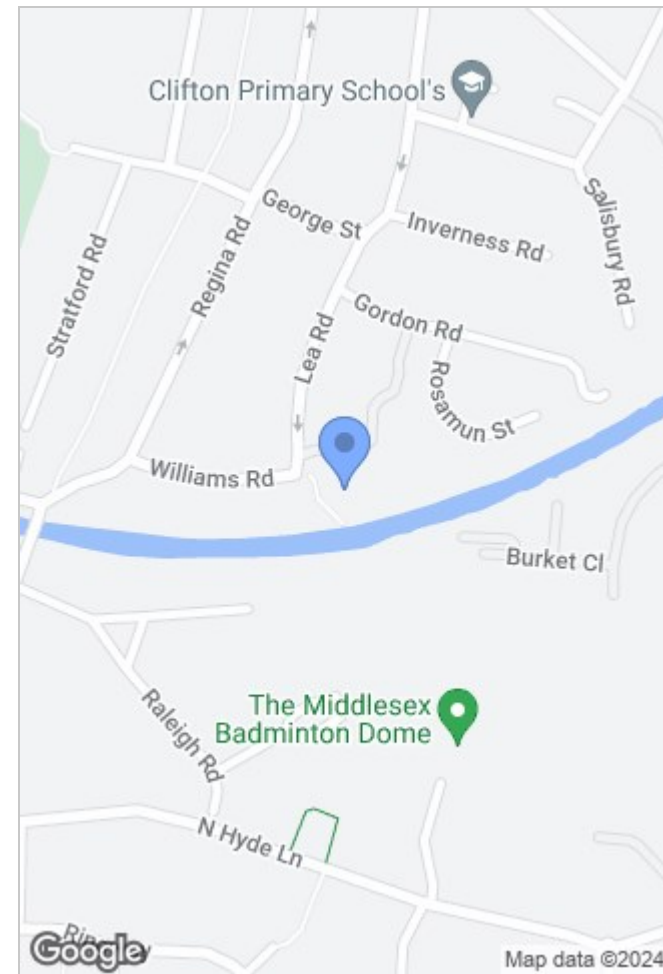
GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



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TOTAL FLOOR AREA : 879 sq.ft. (81.6 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			
(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	