



Canalside Gardens, Southall, UB2 5TJ
Guide Price £265,000

DBK
ESTATE AGENTS



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An impeccable top-floor apartment, perfectly positioned for modern urban lifestyles. Offering a harmonious blend of comfort, style, and convenience, this residence presents an ideal opportunity for those seeking a hassle-free move with No Onward Chain.

The property benefits from two bedrooms, including a master bedroom with ensuite facilities. The modern kitchen boasts both functionality and elegance, providing the perfect backdrop for culinary adventures and gatherings. A spacious reception room offers ample space for entertaining or simply unwinding after a long day. The family bathroom, meticulously appointed to cater to your everyday needs and the large private balcony is where tranquility awaits.

Convenience is key with allocated parking, ensuring ease of access and peace of mind for 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
- Top Floor Apartment
- Modern Condition Throughout
- Two Bedrooms (Master Bedroom with Ensuite)
- Modern Kitchen
- Large Reception Room
- Family Bathroom
- Large Private Balcony
- Allocated Parking
- Walking Distance to Southall Station



Lease

108 years remaining

Service Charge

£3,275.00 per annum

Ground Rent

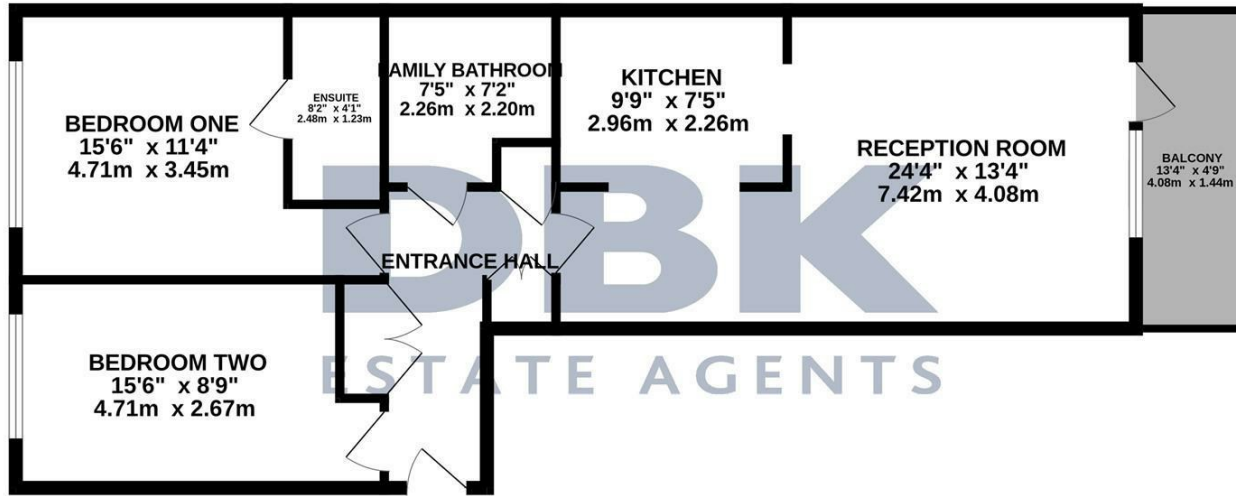
£150.00 per annum

Parking

Allocated space

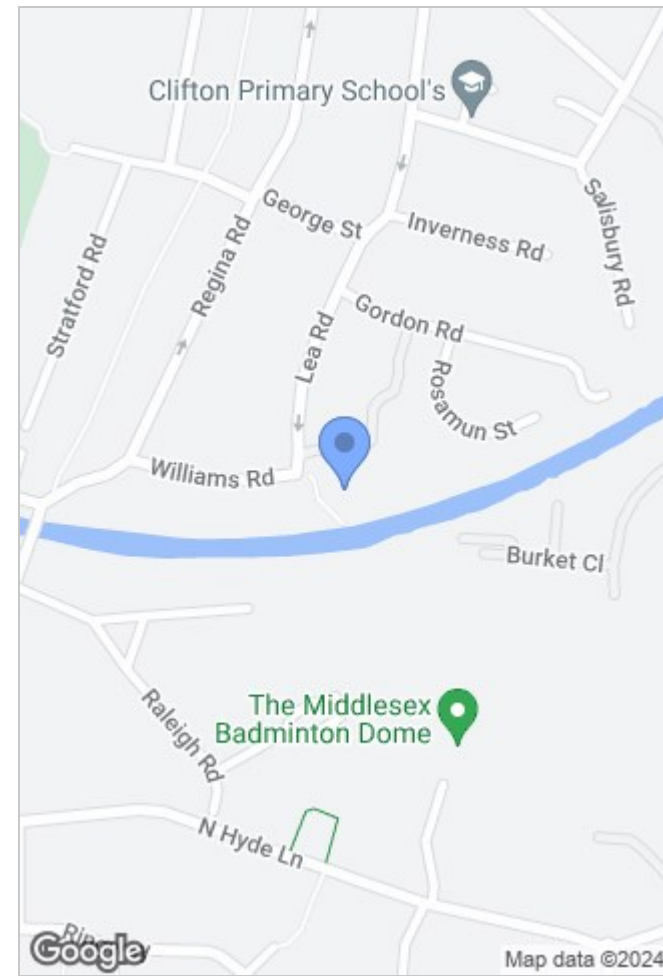


GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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 | | 78 | 78 |
| | 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 | | |