



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

**DBK**  
ESTATE AGENTS





## **Canalside Gardens, Southall, UB2 5TJ**

### **Guide Price £265,000**

Modern living with stunning canalside views in this elegant apartment nestled within a Private Gated Development.

Featuring two spacious bedrooms, including a master with an ensuite, the stylish kitchen designed with both form and function leads to the reception room/diner providing a welcoming space for relaxation and entertaining.

The family bathroom suite adds a touch of luxury to daily routines. Enjoy the outdoors on your private balcony, where you can unwind and take in the scenic views. Additional features include allocated parking and a long lease of approximately 108 years. With lift access to all floors, this apartment combines accessibility with sophistication.

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

- Stunning Canalside Views
- Private Gated Development
- Two Bedrooms (Master with Ensuite)
  - Stylish Kitchen
  - Reception Room/ Diner
  - Family Bathroom Suite
    - Private Balcony
    - Allocated Parking
- Approx. 108 Years Lease
- Southall Station 0.8 miles



### Lease

108 years remaining

### Service Charge

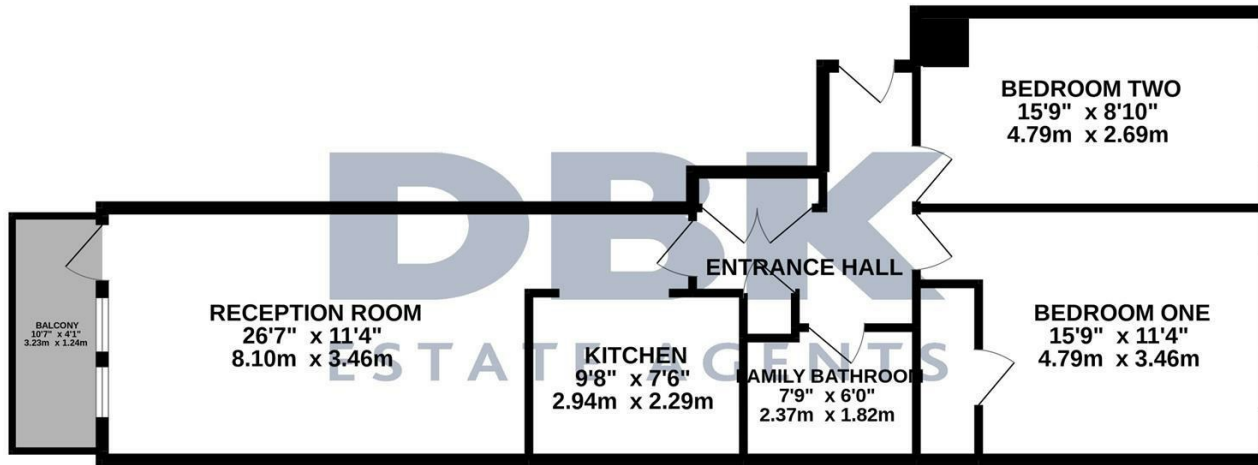
£5,500 per annum

### Ground Rent

£150.00 per annum

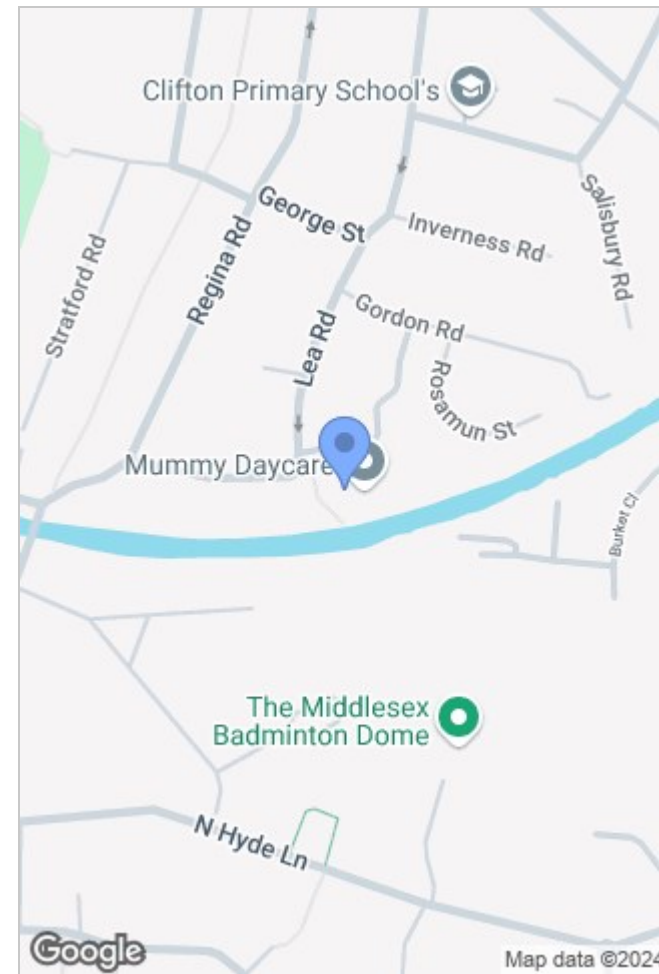


**SECOND FLOOR**  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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 ©2022



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		83	83
	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		