



Daubenton House, Southall, UB2 4GJ
Guide Price £295,000

DBK
ESTATE AGENTS



Daubenton House, Southall, UB2 4GJ

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A superb first-floor apartment, perfectly positioned in a stylish modern development built in 2019. Boasting approximately 525 sq. ft of well-designed living space, this property offers a seamless blend of contemporary comfort and scenic surroundings.

The bright and airy open-plan dining and living area comes complete with a kitchen benefitting from integrated appliances for a sleek and functional cooking space. The generously sized double bedroom features fitted wardrobes, maximizing storage while maintaining a chic, minimalist aesthetic. A fashionable family bathroom suite adds to the apartment's refined appeal.

Enjoy breathtaking countryside views from your own private balcony, the perfect spot to unwind and relax. Additional conveniences include a utility/storage cupboard, a secure entry system, lift access, bike storage, on-street parking and peace of mind with a 243 years lease.

Quietly positioned in what is considered a highly sought-after area bordering Norwood Green and set just off The Grand Union Canal as well as moments away from the highly acclaimed Three Bridges School. Southall Station (Elizabeth Line) is only 0.6 miles connecting commuters to The City. There are ample open spaces nearby with the renowned Osterley Park just minutes away and Glade Lane Canalside Park. The property also falls within a short walk to local reputable schools.

Key Features

- **Modern Development Built in 2019**
 - **Scenic Canalside Views**
- **First Floor Apartment Circa 525 Sq.Ft**
 - **One Double Bedroom with Fitted Wardrobes**
- **Bright + Airy Open Plan Kitchen/ Diner + Living Area**
 - **Kitchen Complete with Integrated Appliances**
- **Fashionable Family Bathroom Suite**
- **Private Balcony with Countryside Views**
 - **Utility/ Storage Cupboard + Secure Entry System + Lift + Bike Storage + On Street Parking**
- **Walking Distance to Southall Station**



Lease

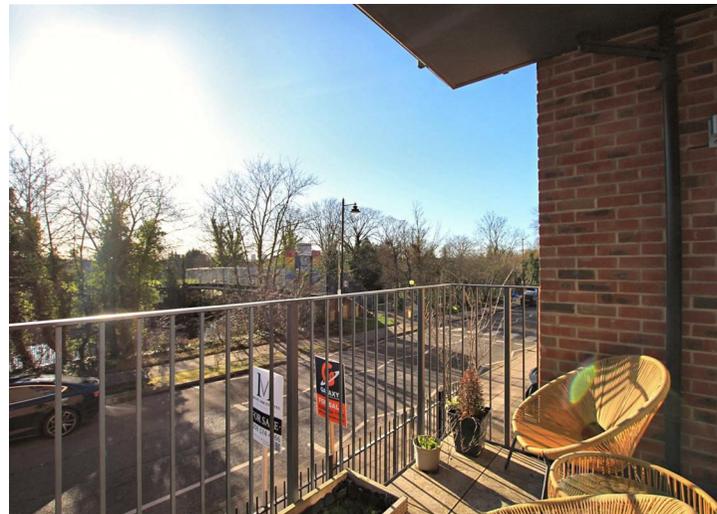
243 years remaining

Service Charge

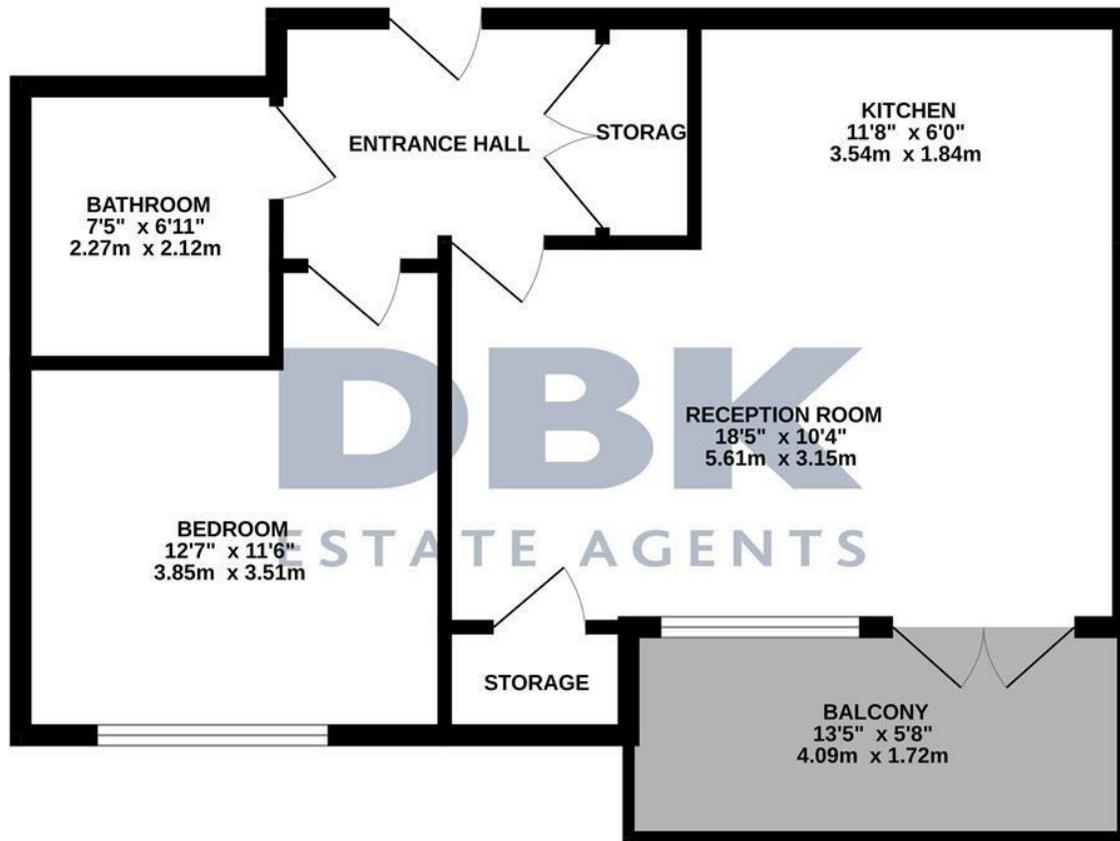
£2,690.16 per annum from April 2025

Ground Rent

Included in service charge

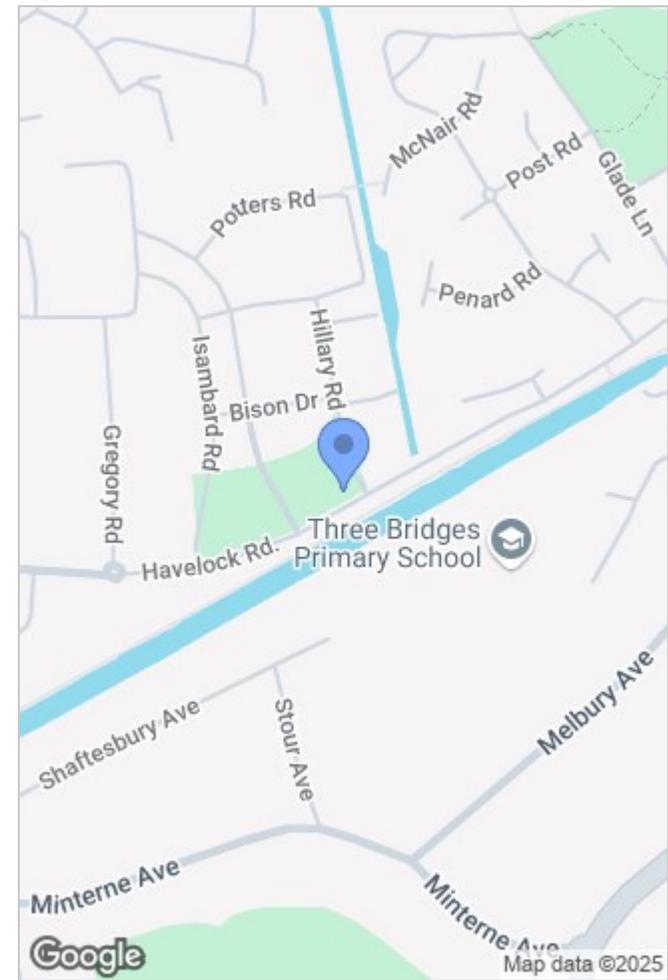


525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.7 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		87	87
(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	

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