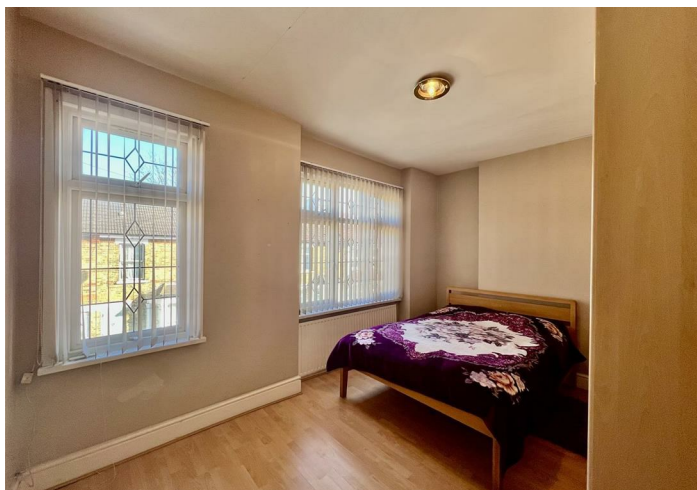




North Road, Southall, UB1 2JH
Guide Price £550,000

DBK
ESTATE AGENTS



This immaculate end-of-terrace home arranged over three floors, offers modern living at its finest. Designed for both comfort and convenience, the property boasts pristine interiors and a high-quality finish throughout.

The home features three well-proportioned bedrooms along with a versatile loft room, providing ample space for family living or a home office. A bright and spacious through lounge offers a seamless area for relaxation and entertaining, while the large modern kitchen is fitted with sleek cabinetry and high-end integrated appliances. The ground floor benefits from a stunning, contemporary shower room with WC and the first floor boasts a WC.

The private rear garden includes a brick-built outbuilding, perfect for storage or additional workspace, and features gated side access. The front garden adds curb appeal, with convenient on-street parking available.

Situated off the popular Uxbridge Road and Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring OUTSTANDING by OFSTED. Southall & Hanwell Overground Stations can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns.

Key Features

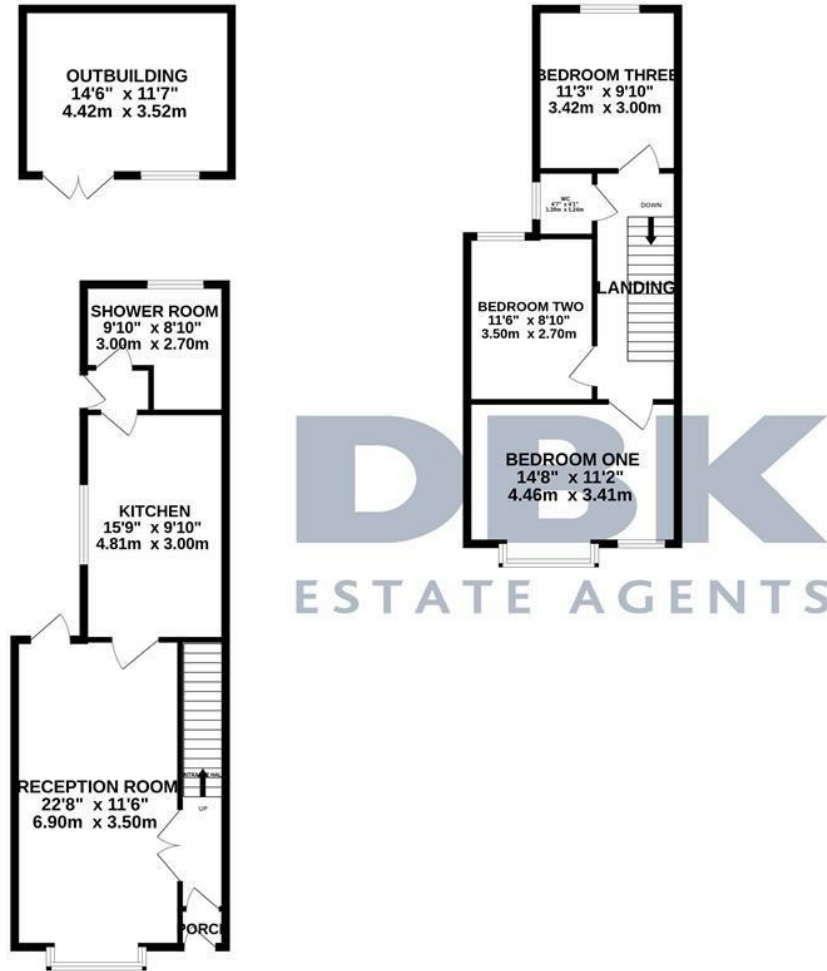
- **Pristine + Modern Order Throughout**
- **End of Terrace Property Arranged Over Three Floors**
 - **Three Bedrooms + Loft Room**
 - **Through Lounge**
- **Large + Modern Kitchen with Integrated Appliances**
- **Stunning Ground Floor Shower Room/ WC + First Floor WC**
- **Rear Garden with Brick Out Building + Side Gated Access**
 - **Front Garden with On Street Parking**
 - **On the Doorstep of Southall Broadway**
 - **Walking Distance to Southall Station**



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

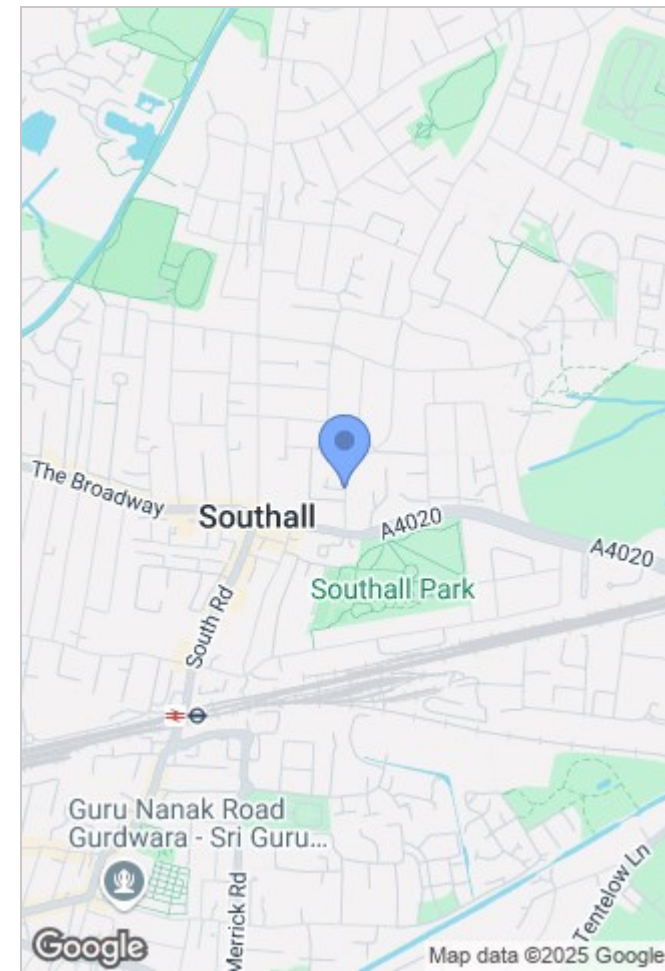
1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.

2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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 | |

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