



Park Avenue, Southall, UB1 3AL
£2,400 Per Calendar Month

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Located in the desirable Park Avenue, Southall, UB1, this charming extended terraced house is a gem waiting to be discovered. Available To Rent From 1st May!

Boasting 1,366 sq ft of living space spread over three floors, this property offers ample room for comfortable living.

With four bedrooms, including a master bedroom with an ensuite, there is plenty of space for the whole family to unwind in their own private retreats. The well-presented interior features a spacious through lounge, perfect for entertaining guests and an extended kitchen/diner which is a highlight, providing a lovely space for cooking and enjoying meals. The family bathroom adds convenience to everyday living.

One of the standout features of this property is the rear garden, offering a tranquil outdoor space to enjoy some fresh air. Additionally, the front garden provides off-street parking, a rare find in this area.

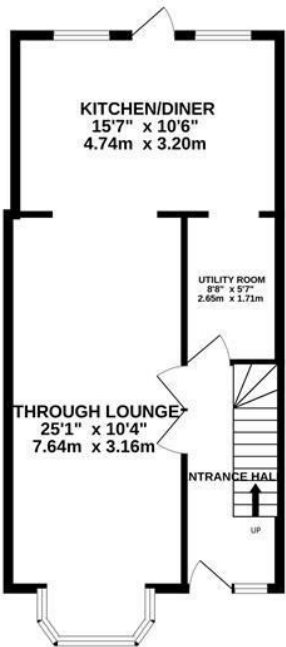
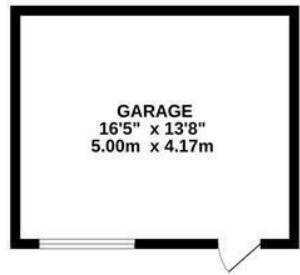
Well situated, the property lies just off the South Road and Uxbridge Road which provide easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk, sufficient local amenities, well renowned restaurants and NHS Ealing Hospital. For those commuting to The City, Southall Station (Elizabeth Line) can be found within 0.6 miles and connects you to Bond Street within 21 minutes. Local reputable schools such as Villiers High School are also within walking distance.

Key Features

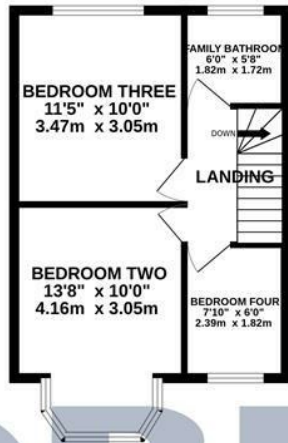
- **Well Presented Terrace Property Available To Rent From 1st May!**
- **Arranged Over Three Floors - Circa 1,366 Sq.Ft**
- **Four Bedrooms (Master with Ensuite)**
 - **Through Lounge**
 - **Extended Kitchen/ Diner**
 - **Family Bathroom**
 - **Utility Room**
 - **Lengthy Rear Garden**
- **Front Garden with Off Street Parking**
- **Walking Distance to Southall Station**



GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



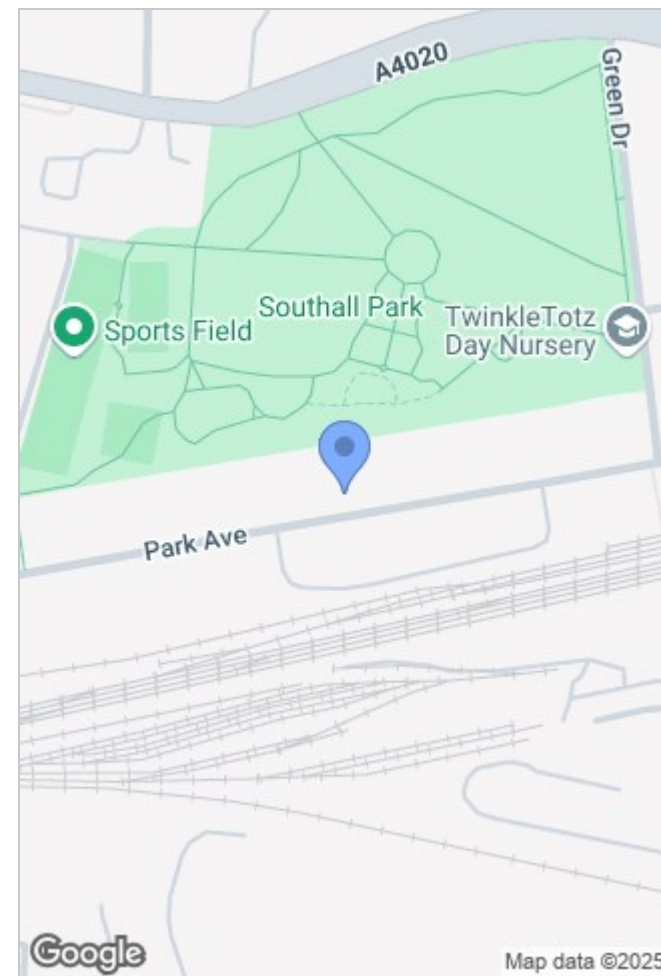
2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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	

South Road, Southall, UB1 1SW
Tel: 0208 571 4646
Email: southall@dbkestates.com
www.dbkestates.com