



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

**DBK**  
ESTATE AGENTS





## Canalside Gardens, Southall, UB2 5TJ

### Guide Price £265,000

Offered with No Onward Chain, this spacious and well-appointed apartment presents a fantastic opportunity for buyers.

Spanning approximately 990 sq. ft, the property is located within a well-maintained development and benefits from a long lease of approximately 107 years.

The apartment features a generous master bedroom with en-suite shower room, two further well-proportioned bedrooms, a stylish family bathroom, and ample internal storage. The large reception room offers a bright and versatile living space, opening directly onto a private balcony—ideal for relaxing or entertaining. A separate modern kitchen adds further practicality and appeal.

Additional benefits include allocated parking, lift access, and access to attractive communal gardens, creating a welcoming environment both inside and out.

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 + £5,643.88 Service Charge PA
- Three Bedroom Apartment (Master with Ensuite)
  - Circa 990 Sq.Ft
- Large Reception Leading to Private Balcony
  - Modern Kitchen
  - Family Bathroom
  - Internal Storage
  - Allocated Parking
- Communal Gardens
  - Lift Access



### Lease

107 years remaining

### Service Charge

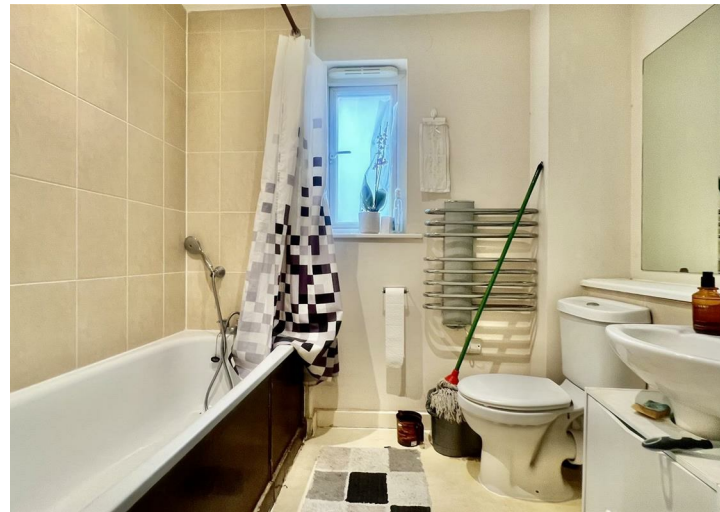
£5,643.88 per annum

### Ground Rent

£150.00 per annum

### Parking

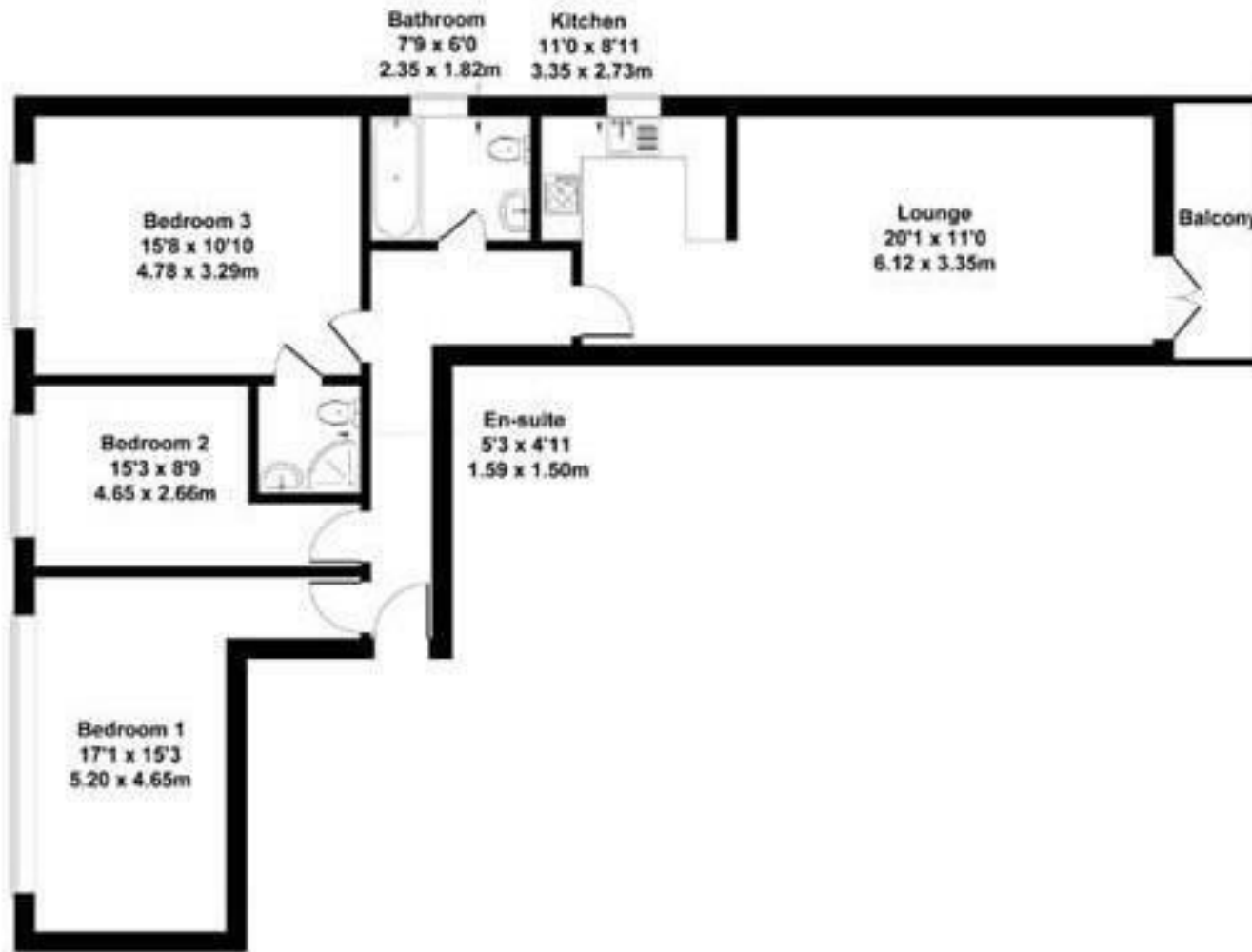
One allocated parking space



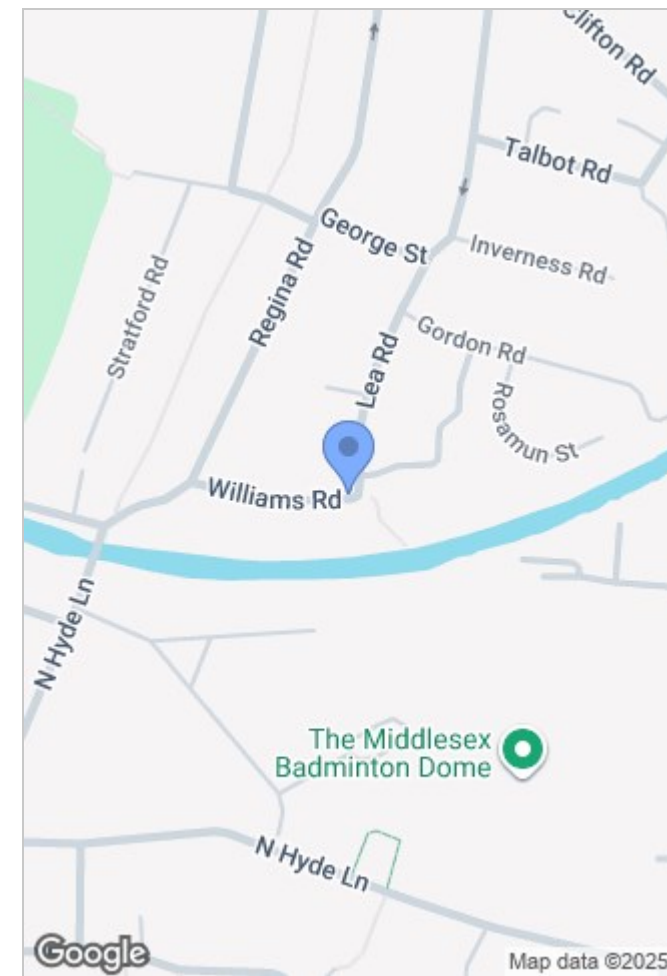


# Canalside Gardens

Approximate Gross Internal Area  
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2022  
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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 <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		

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