



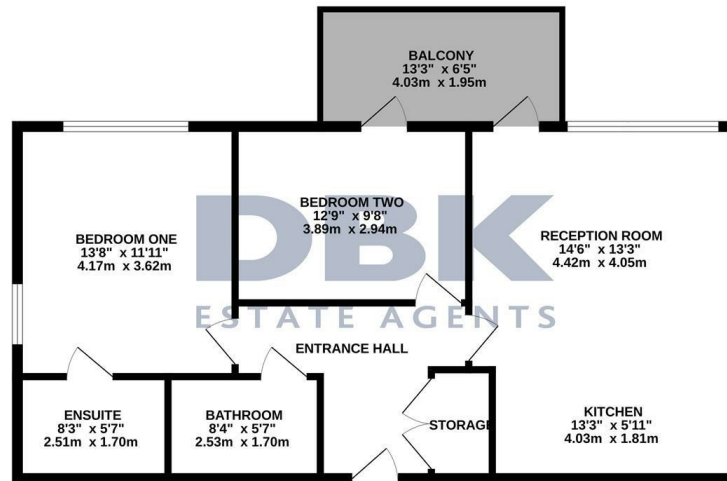
TO LET

Merrick Road, Southall, UB2 4WR
£2,000 Per Calendar Month

DBK
ESTATE AGENTS

- Available Immediately
- Modern + Chic Interior
- Master Bedroom with Ensuite + Bedroom Two with Balcony Access
- Kitchen Complete with Integrated Appliances
- Private Balcony
- Ninth Floor Apartment
- Two Bedrooms with Fitted Wardrobes
- Open Plan Kitchen with Dining + Living Area
- Fashionable Family Bathroom
- Storage Cupboard + Lift Access + Concierge

753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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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THE PROPERTY

Available immediately, this stunning ninth-floor apartment offers a modern and chic interior with thoughtfully designed living spaces and exceptional convenience.

The property features two generously sized bedrooms, both benefitting from fitted wardrobes. The master bedroom includes a sleek ensuite bathroom, while bedroom two enjoys direct access to a private balcony.

At the heart of the home is a stylish open-plan kitchen, dining, and living area, creating a bright and contemporary space ideal for modern living. The kitchen is fully equipped with integrated appliances, combining functionality with a clean, streamlined finish.

A fashionable family bathroom complements the layout, while additional benefits include a private balcony, ample storage via a dedicated cupboard, lift access, and the added convenience of a concierge service.

Just 5 minutes from Southall Station (Elizabeth Line), with fast links to Heathrow (10 mins), Tottenham Court Road (22 mins), Liverpool Street (28 mins), and Canary Wharf (34 mins), this home offers superb connectivity. Ideal for professionals, families, or investors. The area boasts popular restaurants, gyms, green spaces, and reputable schools including Three Bridges Primary and Featherstone High. Major roads such as the M4, A4, and A40 are also within easy reach.