



# TO LET

**Park Avenue, Southall, UB1 3AP**  
**£2,250 Per Calendar Month**

**DBK**  
ESTATE AGENTS

- Available To Rent Immediately! ▪ End Terraced House
- Three Bedrooms ▪ Large Through Lounge
- Modern Fitted Kitchen ▪ Stylish Family Bathroom/ WC
- Sizeable Rear Garden ▪ Paved Driveway For Off-street Parking
- Southall Station (Elizabeth Line) ▪ Prime Location

## THE PROPERTY

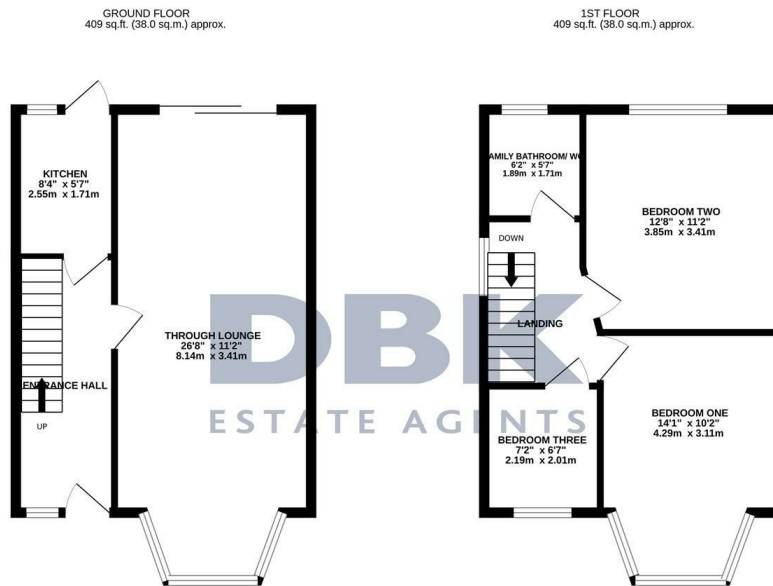
Available to rent immediately, this well-presented three-bedroom end-terraced house offers generous living space and a highly convenient location.

The property welcomes you with a large through lounge, providing an impressive area for both relaxation and entertaining. The modern fitted kitchen is designed with style and practicality in mind, while the contemporary family bathroom/WC adds to the home's overall comfort.

To the rear, a sizeable private garden offers the perfect outdoor retreat, ideal for families or those who enjoy hosting. At the front, a paved driveway provides valuable off-street parking.

Situated in the heart of Southall, the home is just moments from Southall Station (Elizabeth Line), ensuring fast and direct connections into Central London and beyond.

This attractive home combines ample space, modern finishes, and superb transport links, an ideal choice for families and professionals alike.



**TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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