



Balfour Road | Southall | UB2 5BS

£319,950

Discover this beautifully presented 2-bedroom ground floor maisonette, ideally located and perfect for investment or first-time buyers. Step through the entrance hallway into a bright and inviting reception area, complete with a charming bay window that floods the space with natural light. Continue through the hallway to find a brand new, fully fitted kitchen, featuring modern appliances and stylish finishes. The property boasts two spacious bedrooms, offering ample room for relaxation and storage, alongside a newly fitted, contemporary bathroom designed for comfort and convenience. Benefit from on-street parking with a permit and enjoy exclusive access to a lovely front garden. Situated within walking distance to Southall Crossrail, this maisonette offers excellent transport links to Heathrow and Central London, making commuting a breeze. This property is an exceptional investment opportunity, with no service charge and an incredibly low ground rent of just £4.00 per year. Don't miss out on the chance to own this ideally located, well-appointed maisonette. Contact us today to arrange a viewing!



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 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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Contact Details

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Southall

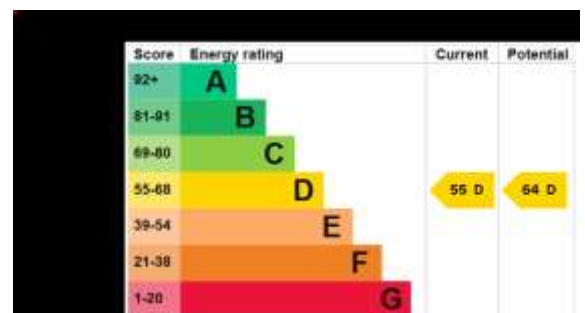
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements