



**Daubenton House, Havelock Road, Southall, UB2 4GJ**





***Welcome to***

**Daubenton House, Havelock Road, Southall**

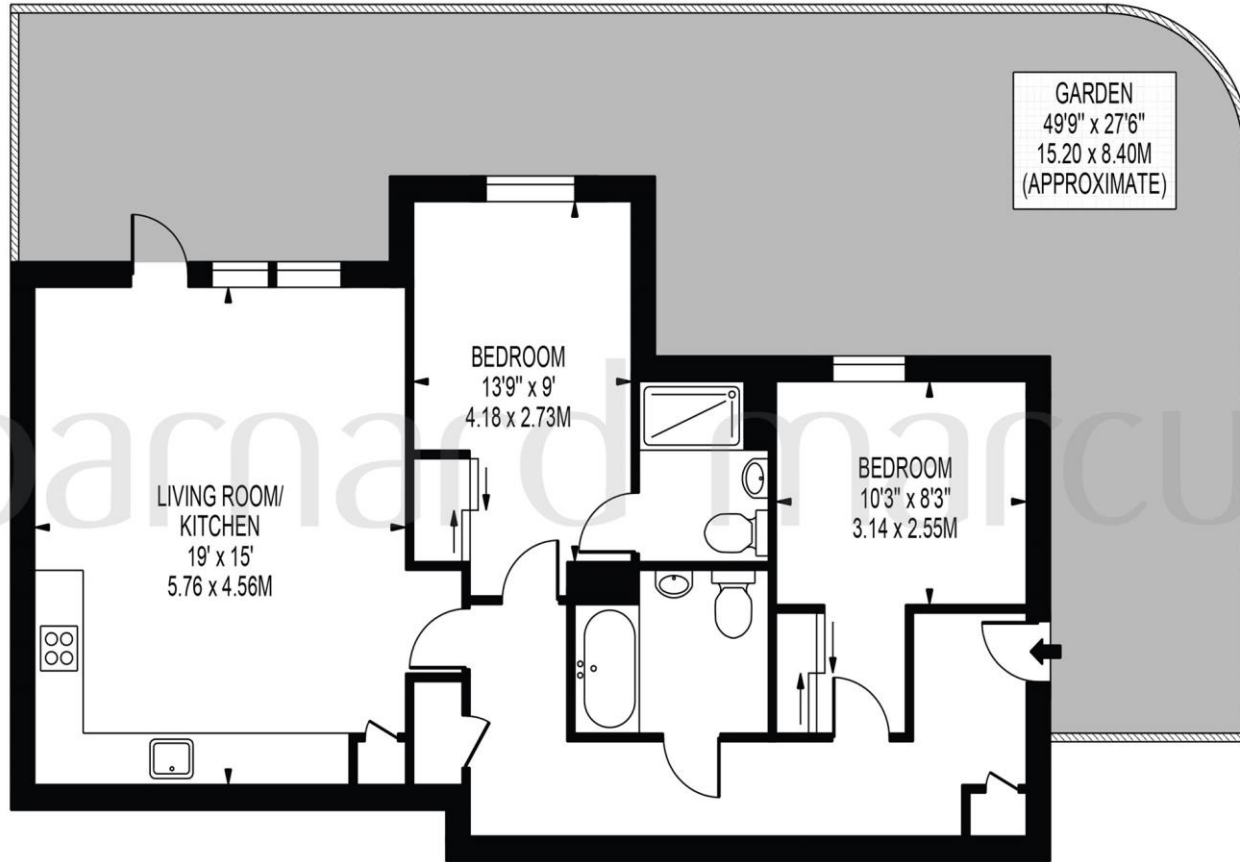
Barnard Marcus bring to the market this fantastic purpose-built, ground floor flat located in a well-connected and desirable location in Southall. This is an excellent opportunity to acquire a wonderful first home, or an ideal investment purchase. Located on the ground floor of this modern and well maintained block, the property briefly comprises, an entrance hallway, two double bedrooms, and a fitted kitchen with modern appliances, open planned spacious living area. Finally, a three piece family bathroom completes the interior. Externally, the property further benefits from ample on street parking, and its own garden space accessible to the side of the property.

Situated on Havelock Road, this property benefits from its proximity to the Grand Union Canal as well as being a short distance to Southall Station which operates on the new Elizabeth Line. Access in and around London is now as easy as ever making this property perfect for city workers requiring station access.



# DAUBENTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 784 SQ FT - 72.79 SQ M



GARDEN  
49'9" x 27'6"  
15.20 x 8.40M  
(APPROXIMATE)

LIVING ROOM/  
KITCHEN  
19' x 15'  
5.76 x 4.56M

BEDROOM  
13'9" x 9'  
4.18 x 2.73M

BEDROOM  
10'3" x 8'3"  
3.14 x 2.55M

## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Welcome to

### Daubenton House, Havelock Road, Southall

- Ground Floor
- Long Lease
- Own Garden area
- Parking
- Close to Southall Station (Elizabeth Line)

Tenure: Leasehold EPC Rating: B

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL111342](https://www.barnardmarcus.co.uk/Property/FEL111342)

This is a Leasehold property with details as follows; Term of Lease 250 years from 31 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
FEL111342 - 0002

  
barnard marcus



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