



barnard marcus

Western Road, Southall UB2 5JL



welcome to

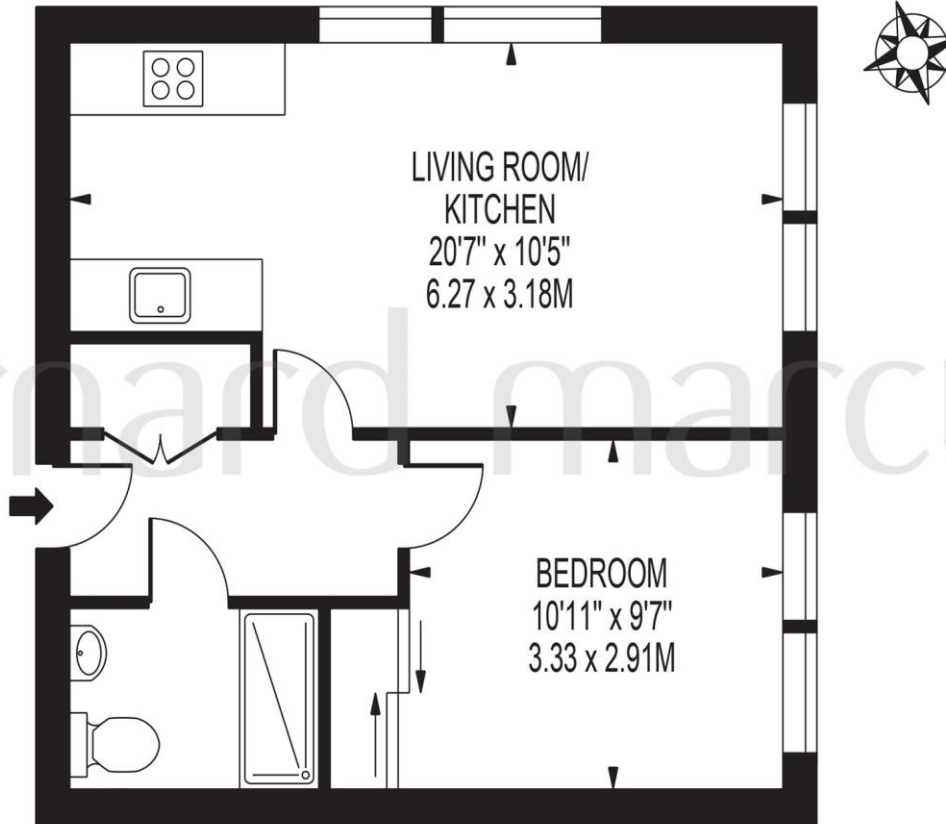
Western Road, Southall

Welcoming to the market this one-bedroom first floor apartment in a prime location. Located on Western Road Southall, the property is excellent for first time buyers. This popular development offers modern and stylish living due to its fantastic location and functional living space.



WESTERN ROAD, SOUTHALL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 418 SQ FT - 38.81 SQ M



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.
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The flat features an open-plan kitchen and living room providing a spacious and versatile area perfect for couples or single occupants. The modern kitchen is equipped with fully fitted appliances, ample storage space and counter tops proving both functional and stylish. The property also features a well-proportioned double bedroom with sufficient space for furniture and wardrobes. The main family bathroom features modern fixtures and fittings and adds to the overall comfort and style of the property. The property further benefits from a long lease and is still within the NHBC Warranty. The property further benefits from communal gardens and a large secure bike shed for residents use.

The property is an ideal choice for singles or couples and is the perfect first time purchase. Conveniently situated in a popular area of Southall, the property benefits from excellent transport links with Southall Station (Elizabeth Line) within easy reach as well as local bus routes linking commuters within Southall and the surrounding areas of Hayes, Greenford and Hounslow. There are a multitude of local shops, restaurants and supermarkets located nearby and on the Southall Broadway which is a vibrant, diverse and bustling high street.

****ELIGIBILITY CRITERIA****

*Months 1-3: live or work in Ealing, not own a property and earn below £90k

*Months 4-6: live or work in London, not own a property and earn below £90k

*After 6 months: no restriction

welcome to

Western Road, Southall

- ONE BEDROOM
- LONG LEASE
- COMMUNAL GROUNDS
- SECURE BIKE SHED
- FIRST FLOOR

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL112365](https://www.barnardmarcus.co.uk/Property/FEL112365)



Property Ref:
FEL112365 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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