



### Lady Margaret Road, Southall, UB1 2PX

NO UPPER CHAIN/NO SERVICE CHARGES/LARGE PRIVATE GARDEN AND A REMAINING LONG LEASE OF 171 YEARS for this spacious and well presented 2 double bedroom first floor maisonette located close to Southall Broadway, favored schools and a choice of places of worship. With gas central heating and double glazed windows the property has a good sized lounge with a feature fireplace, modern fitted kitchen and bathroom, 2 double bedrooms (both have fitted wardrobes), loft storage space and a private enclosed rear garden.  
EXCELLENT FIRST TIME BUY OR BUY TO LET RENTAL INVESTMENT!

**Asking Price £335,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



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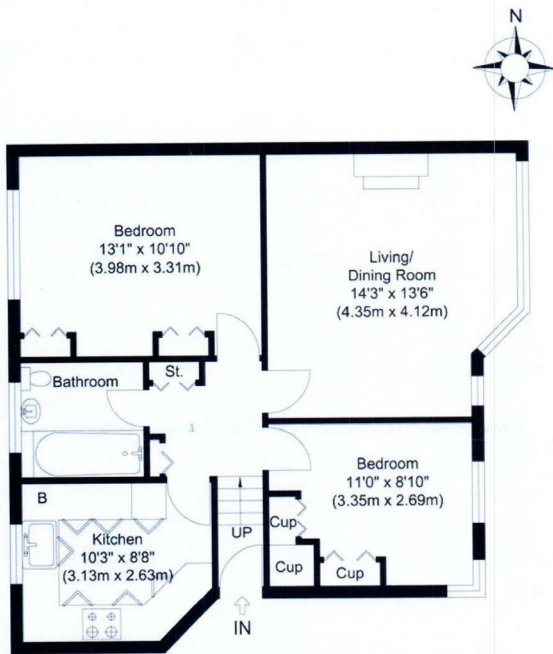


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Lady Margaret Road, Southall




First Floor  
Total Gross Internal Area  
621.18 sq. ft.  
(57.71 sq. m)

First Floor, Lady Margaret Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>68</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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